

Tonto Hills Improvement Association

President: Michael Jans
Vice President: Nancy Nelson
Treasurer: Kathleen Kuchta
Secretary: Diana Cole

Board of Directors Meeting Minutes Tuesday, October 19, 2021 6:30

Due to the pandemic, this meeting was conducted via Zoom webinar.

- I. Call to Order: 6:30 p.m.
- II. Roll Call
 - A. Present – Robyn Baker, Diana Cole, Ann Dichiara, Jim Gibbs, Jacki Hoagland, Michael Jans, Kathleen Kuchta, Nancy Nelson, Bud Tolp
 - B. Guests – 8 Tonto Hills owners attended all via ZOOM
- III. Open Forum
 - A. None
- IV. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda of 10/19/21
 - i. Robyn Baker made a motion to accept the agenda. Kathy Kuchta – 2nd. The motion passed.
 - B. Approval of Meeting Minutes of 9/15/21
 - i. Robyn Baker made a motion to accept. Ann Dichiara– 2nd. The motion passed.
 - C. Approval of Meeting Minutes of 9/20/21
 - i. Diana Cole made a motion to accept. Robyn Baker – 2nd. The motion passed.
- V. Reports
 - A. Treasurer's
 - i. Kathleen Kuchta gave the Treasurer's report.
 - a. Federal and State taxes have been filed
 - ii. There was a discussion about placement of one lien and follow up with owners still in arrears. DWID is \$800 in arrears. Rick Nelson explained the DWID position that because their lots aren't buildable they don't feel they should pay dues to the THIA. Michael will discuss further with the DWID
 - B. ACC
 - i. Bud Tolp reported that the ACC is still working on amendments to the Addendum A to the Bylaws of THIA.
 - C. Environmental and Road Safety
 - i. Robyn Baker reported on the community forum with MCDOT. She has provided feedback on neighborhood speeding. Many residents from Old Mine Rd that attended expressed a desire that Old Mine should be 20 ft. wide consistent with the Deer Valley project and the plans for other Tonto Hills roads.
 - a. Diana Cole made a motion that Robin communicate directly with parties at MCDOT regarding speed and road safety concerns. Nancy Nelson – 2nd. The motion passed.
 - ii. Trash Services – Waste Management won't accept a "preferred vendor" status instead of exclusivity. They will bill residents separately rather than requiring the THIA to pay monthly bills for all residents. Robyn will let Waste Management know that we cannot commit to an exclusive arrangement at this time.

- D. Landscaping and Fire Mitigation
 - i. Jim Gibbs had nothing new to report
- E. THVFD and Firewise
 - i. Ann DiChiara reported that the FIREWISE signage is going up.
- F. Welcome Wagon
 - i. Nothing to report
- VI. Unfinished Business
 - A. Commercial Lots next steps recommendations
 - i. Question on dollar amount that has been allocated to legal expenses for this project. Diana Cole will research.
 - ii. Bud Tolp will re-circulate the white paper for board members who have not seen it.
 - B. Electronic Payment of dues
 - i. Nancy Nelson is looking at using Zelle through Chase. She will discuss with Treasurer Kathy Kuchta.
 - C. Pickle Ball Courts Community Email
 - i. Tabled until further notice.
 - D. Dark Skies Feedback
 - i. MC Zoning and our D of R's neither gives the board any power to enforce Dark Skies.
 - ii. Kathy Kuchta made a motion that Dark Skies materials be included in education materials for new residents. Robyn Baker – 2nd. The motion passed.
- VII. New Business
- VIII. Announcements
 - A. The next board meeting will be via ZOOM on Wednesday, Dec. 1, 2021 at 6:30 PM.
 - B. Future Board Agenda Items – none
- IX. Adjournment– Robyn Baker made a motion to adjourn at 7:45 PM. Kathy Kuchta- 2nd. The motion passed.

Diana Cole 12/1/21

Diana Cole, Secretary