

Tonto Hills Improvement Association

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

Board of Directors Meeting Minutes Tuesday, December 1, 2021 6:30

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

- I. Call to Order: 6:34 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. There was a question on minutes missing from tontohills.net. Diana Cole will research.
 - B. Michael Jans acknowledged the heroism and emergency medicine efforts of Ravens View employee, Mackenzie, during the recent knife attack on a local man who managed to drive to Ravens View following the attack.
- IV. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda of 12/1/21
 - i. Ann Dichiara made a motion to accept the agenda. Robyn Baker– 2nd. The motion passed.
 - B. Approval of Meeting Minutes of 10/19/21
 - i. Nancy Nelson made a motion to accept. Kathy Kuchta– 2nd. The motion passed.
- V. Reports
 - A. Treasurer's
 - i. Kathleen Kuchta gave the Treasurer's report.
 - ii. Of the 7 lots in arrears, 4 have paid and 3 have been sent letters regarding liens.
 - iii. The DWID voted to pay their dues in arrears with late fees waived. Michael will follow up with them regarding actual payment.
 - B. ACC
 - i. Bud Tolp reported that he has written amendments to the Addendum A to the Bylaws of THIA and will send to ACC members for preliminary review prior to submitting to the Board.
 - C. Environmental and Road Safety
 - i. Michael Jans and Robyn Baker sent TH residents' concerns to Casey Miller. If no response is received by mid-Dec, Michael will escalate. Robyn will request a set of plans for Tonto Hills road paving.
 - ii. Trash Services – Robyn Baker informed Waste Management that we will not accept exclusivity. There is no single trash service that meets all of the needs of the THIA community and our billing preferences.
 - D. Landscaping and Fire Mitigation
 - i. Kym Westhoff requested a speeding sign for use in Ravens View parking lot and Jim Gibbs agreed to provide.

- ii. Jim expressed concerns re fire hazards and lack of fire extinguishers or adequate hoses on lot 224J. Bud Tolp will contact the owner as part of the ACC.
 - E. THVFD and Firewise
 - i. Ann DiChiara reported that the FIREWISE signage will be moved to the front of the community
 - ii. Ann also asked for volunteers for the THVFD.
 - F. Welcome Wagon
 - i. Nothing to report
- VI. Unfinished Business
 - A. Commercial Lots next steps recommendations
 - i. The Board will review any court decisions published relative to Westhoff, et al. vs Rent-Sell Real Estate LLC that may impact Tonto Hills governing documents.
 - B. Electronic Payment of dues
 - i. Nancy Nelson reviewed digital payment options. As bill pay is currently the preferred method of paying dues, additional research is tabled at this time.
- VII. New Business
 - A. AGM Prep
 - i. The 2022 AGM will be held on Weds. March 23.
 - ii. The announcement letter will go out mid-December with a due date of Jan. 31 for all candidate and agenda topics.
 - B. Letter from David Chappell
 - i. Nancy Nelson read a letter from David Chappell at his request regarding trespass and use of port-a-johns by random individuals.
 - ii. Nancy will draft an email blast regarding use of port-a-johns.
- VIII. Announcements
 - A. The next board meeting will be via ZOOM on Wednesday, Jan. 12, 2022 at 6:30 PM.
 - B. Future Board Agenda Items – none
- IX. Adjournment– Robyn Baker made a motion to adjourn to Executive Session under Section 10.0 Reason #1 of Tonto Hills Bylaws at 7:34 PM. Nancy Nelson- 2nd. The motion passed.

Diana Cole 1/12/22

Diana Cole, Secretary