

# Tonto Hills Improvement Association

President: Michael Jans  
Vice President: Ann Dichiara  
Treasurer: Mark LaLiberte  
Secretary: Diana Cole

## 2021 Annual General Meeting Minutes

Time: March 24, 2021 6:32 PM

Location: Due to the pandemic the meeting was held via Zoom

### Introductions – Michael Jans

- Members present: Diana Cole, Ann Dichiara, Jim Gibbs, Jacki Hoagland, George Hoxie, Michael Jans, Mark LaLiberte, Jamie Norris
- Members absent: Bud Tolp
- 24 community attendees via Zoom

### Opening Comments – Michael Jans

- Michael thanked the board for their service this year and acknowledged the use of Zoom for all meetings this year due to the pandemic.
- Michael reviewed the board's accomplishments including:
  - Updates to Bylaws regarding requirements for Executive Session
  - Updates to Policies for Code of Conduct
  - Policy for Procurement Process Guidelines
  - Providing guidance on political signs
  - Signage for safety, boulders for medians, repairs to lighting
  - Enhanced communication with community including MCDOT updates and email blasts, and a major effort on updating emails and addresses
  - Meeting with counsel to continue gaining clarity on how commercial lots can be used
  - Focus on fire mitigation by increasing dumpsters, encouraging lot clearing and communication regarding Rural Metro
  - Addressed financial health by putting forth motion to increase dues
  - Reviewed in depth analysis on THIA insurance
  - Improved Financial Reports
  - Various contacts and actions to address increased traffic, parking issues and non-resident activity in Tonto Hills
  - Kept up with new lot builds and activity through the ACC
- Michael addressed issues that need attention this year including Fire Mitigation, Dark Skies Initiative, Commercial Lots, and the need for more volunteers to participate in THIA governance and the THVFD.

### Approval of May 27, 2020 Annual General Meeting Minutes

Motion to approve: Mark LaLiberte. Seconded: Ann DiChiara. Motion passed.

## Reports

### Treasury Report – Mark LaLiberte

- Mark LaLiberte reviewed the 2020-2021 THIA Financial Summary.
- \$80,000 has been earmarked for legal expenses.
- Revenue is up due to increased transfer fees; 26 properties changed hands in 2020 through 2021 to date. Transfer fees were increased from \$250 to \$350. The THVFD accepted a reduced donation this year. These changes allowed the budget to remain positive by approximately \$4000 for the year, but an increase in dues is still needed.
- Questions were asked regarding last use of legal fund, deductible on insurance, and if we are still self-managed. THIA is still self-managed. Carefree Executive Services provides accounting and some support services only.

### ACC – George Hoxie for Bud Tolp

- George Hoxie gave a progress report on the ACC and reviewed lots under construction. There are currently 16 projects before the ACC.
- The ACC is asking for additional information for new builds especially related to fire mitigation and use of licensed contractors.

### Environmental – George Hoxie

- George Hoxie asked residents to review the MCDOT presentation on the Tonto Hills planned paving project.
- He also discussed Raven's View music, the dumpster on Kendra, dark skies initiative, and contacts with MCDOT to request no parking signage specifically related to Sombrero where there is a large amount of non-resident traffic.

### Landscaping – Jim Gibbs

- Jim Gibbs reported on hiring a new landscape contractor. He also reported on irrigation repairs to get water going to landscaping again. There are ongoing issues with wildlife destroying lines.
- Lighting and electrical repairs have been made.
- Jim purchased and installed 'No Parking' and 'Resident Only' signs to address non-resident traffic and littering in Tonto Hills. Board has assisted Raven's View in installing 'No Parking between 10PM and 7AM' and 'Right Turn Only' signs.
- Jim discussed possible future projects to clean up around the kachina and landscaping at Deer Trail and La Plata entrances. Also current landscaping contractor is open to brush clean up along roadway.

- Mark LaLiberte requested that all residents encourage drivers to slow down to 15 mph.

### **Welcome Wagon – Diana Cole for Jacki Hoagland**

- Jacki Hoagland delivered gifts and met with a dozen new residents.
- Jacki will be presenting a proposal to the new board and will also propose updating the paper directory.

### **THVFD – Rick Holasek**

- Rick Holasek, Asst. Chief of THVFD, gave an update on THVFD activities.
- The THVFD responded to the 9/25 Sears Kay fire, and the 12/8 LaPlata fire with assistance from other fire departments. The fires were contained with no injuries to our volunteer firefighters.
- New equipment has been purchased for firehouse.
- Home Depot will be donating material and a gift certificate to THVFD. The National Forest Service donated 5 new fire hoses. Kym Westhoff from Raven's View made a significant contribution for PPE and new boots for the firefighters.
- The THVFD hosted the National Forest Service last year. On 3/29 the THVFD will be hosting them again for joint training. They also add a layer of fire safety to the community.
- The THVFD reviewed standpipes and made recommendations to DWID regarding needed upgrades and the addition of 4 new standpipes.
- They are looking into becoming a Firewise community. Rick asked for volunteers for both firefighting and non-firefighting support. Ask Ann DiChiara, Nancy Nelson or Rick Holasek if interested. There is a role for anyone who wants to participate. He also asked for donations as the THVFD is a 501C3 charitable organization.
- Nancy Nelson gave an update on the THVFD budget. The THVFD fiscal year runs from 7/1 to 6/30 with the last 6 months being more financially intensive. Total donations last year were approx. \$7,700 from individuals. This helped make up for lack of fundraisers due to the pandemic. Expenses are \$9,362 YTD.
- Fundraisers will be planned for later this year. Contact THVFDtreasurer @gmail.com with any questions.

### **Old and New Business**

#### **Election count**

- 84 people voted representing 110 lots
- New board members: Robyn Baker, Diana Cole, Ann Dichiara, Jim Gibbs, Jacki Hoagland, Michael Jans, Kathleen Kuchta, Nancy Nelson, Bud Tolp

- New ACC Members – Robyn Baker, Sam Brandt, Mark LaLiberte, Rick Nelson, Steve Rensel, Bud Tolp

#### **Dues Increase Initiative**

- 69 Yes to 39 No. The motion passed raising the annual dues to \$225/year/lot.

#### **Fire Mitigation**

- See above under REPORTS

#### **Dumpster Update**

- Jim Gibbs reported on the dumpsters
- Steve Rensel explained his suggestion to contract with a tree service with chipper to pick up cuttings at driveways. The next board will take up the topic.

#### **Membership Forum**

- Reminder on Rural Metro's contract services for fire-fighting and emergency medical.

Motion to Adjourn: Mark LaLiberte. 2<sup>nd</sup> - Ann DiChiara. Motion passed.

**Meeting adjourned at 7:57 p.m.**

Approved Diana Cole 3/23 /2022

Diana Cole, Secretary