

Tonto Hills Improvement Association

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

Board of Directors Meeting Minutes Tuesday, January 12, 2022 6:30

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

- I. Call to Order: 6:32 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 – 18 Tonto Hills owners attended all via ZOOM
- III. Open Forum
 - A. Bob Malliet from Lot 77 informed the board that he has received notice from Desert Mountain that they intend to put a fence up between DM and Tonto Hills. There is an agreement from 1989 and an amendment from 1995 describing the existence of an 80-100 foot buffer zone between the communities. DM did not describe where this fence would be built. The Board does not have copies of these documents. Mr. Malliet will provide a copy of the 1995 amendment and the Board will find the original 1989 agreement and research.
 - B. There was a request to get dumpsters earlier this year.
 - C. There was a request for information on the Conex box located in the wash on the N side of Blue Wash. Rick Nelson reported that the Forest Service has said that it is not permitted and will be contacting the person who placed the box there.
 - D. Michael Jans reported that a flyer with an anonymous complaint was placed in the THIA Board's Take One box by the mailboxes. The flyers were removed by the board after discovery. The board does not respond to anonymous complaints.
 - E. Michael Jans requested community members consider running for positions on the board and/or ACC at the upcoming election.
- IV. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda of 1/14/22
 - i. Robyn Baker made a motion to accept the agenda. Kathy Kuchta – 2nd. The motion passed.
 - B. Approval of Meeting Minutes of 12/1/21
 - i. Robyn Baker made a motion to accept. Ann DiChiara– 2nd. The motion passed.
 - C. Approval of Executive Session Minutes of 12/1/21
 - i. Robyn Baker made a motion to accept. Nancy Nelson – 2nd. The motion passed
- V. Reports
 - A. Treasurer's
 - i. Kathleen Kuchta gave the Treasurer's report.
 - ii. Kathy recommended the budget for 2022/2023 be the same with some modifications to sub-headings for greater accountability.
 - 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.

- ii. Bud and Jim Gibbs contacted Lot224J re fire safety. The lot now has adequate measures in place.
 - iii. Lot 136 has been contacted with a letter to cease construction pending ACC design and review process.
- C. Environmental and Road Safety
- i. Robyn Baker's public information request for a set of MCDOT road paving plans was denied since the plans aren't complete. Robyn has gone back requesting a set of in-progress plans.
 - ii. Robyn is anticipating a meeting with Casey Miller before the end of this month to address Tonto Hills' residents' concerns.
 - iii. Many TH lot owners will be contacted by MCDOT to have temporary construction easements executed. Residents are not obligated to agree if we have not been given access to and are in agreement with roadway plans.
 - iv. Robyn contacted MCDOT and the ruts by the mailboxes were filled in.
- D. Landscaping and Fire Mitigation
- i. Jim Gibbs will get bids from dumpster companies and arrange for the dumpsters. Notice will be given to the community when dates are known.
- E. THVFD and Firewise
- i. Ann DiChiara reported that FIREWISE has provided a Homeowner's Checklist that will be distributed.
 - ii. The flag at the firehouse was damaged due to high winds and will be replaced.
 - iii. Ann also asked once again for volunteers for the THVFD. They will take men or women with no experience. Training is monthly.
- F. Welcome Wagon
- i. Nothing to report
- VI. Unfinished Business
- A. Commercial Lots next steps recommendations
- i. The Board is awaiting review of any court decisions published relative to Westhoff, et al. vs Rent-Sell Real Estate LLC that may impact the Tonto Hills governing documents.
- B. AGM Preparation
- i. Diana Cole presented last year's AGM minutes, and documents for this year's mailing. They are acceptable by consensus of the board.
 - ii. Nancy Nelson reported that the THVFD request for 2022/2023 will be \$8,000 compared to \$12,000 last year.
- VII. New Business
- A. Lot#126 complaint against Lot#125
- i. The complaint was read alleging that the numerous cars and trucks owned by Mr. Rensel and stored on and about Lot#125 are causing a decrease in the value of Mr. Hellge's adjacent property Lot#126.
 - ii. Nancy Nelson made a motion: In accordance with the THIA Bylaws Article 6 Section 4, and based on D of R's paragraph 2 as amended May 2, 1987, it is the interpretation of the THIA BOD that the current condition of the property lot 125

owned by Mr. Steven Rensel is in violation of paragraph 21 of the DoR's. A notice of this action must be sent to Mr. Rensel. Robyn Baker-2nd. The motion passed.

iii. Bud Tolp will investigate Zoning R-1-35 regulation regarding parking on our roadways.

B. Desert Mountain notice to Tonto Hills Lot #77 regarding building a fence between the communities.

i. Mr. Malliet will provide a copy of the 1995 "Buffer Zone" amendment to Diana Cole. Nancy Nelson will research to find the original 1989 agreement.

ii. The board will contact Desert Mountain once this information has been obtained.

C. Steve Rensel's request for a copy of the anonymous complaint

i. The board agreed by consensus to send a copy of the complaint to Mr. Rensel since it was specifically directed at him.

ii. The board will take no further action on this complaint since it is anonymous.

VIII. Announcements

A. The next board meeting will be via ZOOM on Wednesday, Feb. 16, 2022 at 6:30 PM.

B. Future Board Agenda Items - none

Adjournment– The board adjourned to Executive Session under Section 10.0 Reason #1 of Tonto Hills Bylaws at 8:23 PM.

Diana Cole 2/16/2022

Diana Cole, Secretary