

Tonto Hills Improvement Association

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

Board of Directors Meeting Minutes Tuesday, April 5, 2022 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, Michael Jans, Kathleen Kuchta, Nancy Nelson, Bud Tolp
 - B. Absent – Jacki Hoagland
 - C. Guests – 8 Tonto Hills owners attended all via ZOOM
- III. Election of Officers
 - A. Nancy Nelson nominated Michael Jans for President. Kathy Kuchta -2nd. The motion passed.
 - B. Ann DiChiara nominated Nancy Nelson for Vice-President. Robyn Baker-2nd. The motion passed.
 - C. Ann DiChiara nominated Kathy Kuchta for Treasurer. Robyn Baker-2nd. The motion passed.
 - D. Nancy Nelson nominated Diana Cole for Secretary. Kathy Kuchta-2nd. The motion passed.
 - E. Nancy Nelson nominated Robyn Baker for Environmental Officer. Kathy Kuchta-2nd. The motion passed.
 - F. Kathy Kuchta nominated Bud Tolp for ACC Liaison. Robyn Baker-2nd. The motion passed.
 - G. Nancy Nelson nominated Ann DiChiara for THVFD Liaison. Kathy Kuchta-2nd. The motion passed.
 - H. Nancy Nelson nominated Jim Gibbs to lead Fire Mitigation and Landscaping liaison combined. Ann DiChiara -2nd. The motion passed.
 - I. Welcome Wagon will be postponed until the next meeting.
- IV. Open Forum
 - A. Steve Rensel asked if the THIA had joined the lawsuit Westhoff, et al vs Rent-Sell, LLC, and if so why it wasn't discussed at the AGM. Robyn Baker responded that this had just occurred on 3/29/22.
- V. Consent Agenda Items:
 - A. Acceptance of Meeting Agenda of 4/5/22
 - i. Nancy Nelson made a motion to accept the agenda. Ann DiChiara – 2nd. The motion passed.
 - B. Approval of Meeting Minutes of 2/16/22
 - i. Ann DiChiara made a motion to accept. Robyn Baker – 2nd. The motion passed.
 - C. Approval of Executive Session Minutes of 2/16/22

- VIII. New Business
 - A. Committee to Recommend Changes to TH DofR's
 - i. Nancy Nelson made a motion to make Robyn Baker chair of the committee. Diana Cole-2nd. The motion passed.
 - ii. Robyn will draft an email communication to the community explaining the purpose of the committee and asking for volunteers
 - B. Solar Lighting for Front Entrance
 - i. Jim Gibbs stated that some of the lighting at the front is already solar. He will report on this at the next meeting.
 - C. Approval of Draft AGM Minutes for distribution to THIA
 - i. Postponed until next meeting to allow more time for review
 - D. Tonto Hills Website changes
 - i. Diana Cole reported that due to the number of requests for governing documents, the website will be modified to better highlight them. Request for any other changes should be forwarded to Diana at Secretary@tontohills.net.

- IX. Announcements
 - A. The next board meeting is May 11 via Zoom.
 - B. Future Board Agenda Items – none

- X. Adjournment– Ann DiChiara made a motion that the board adjourn to Executive Session under Section 10.0 Reason #1 of Tonto Hills Bylaws at 7:41 PM. Nancy Nelson – 2nd. The motion passed.

5/11/2022 Diana Cole

Diana Cole, Secretary