

Tonto Hills Improvement Association

President: Michael Jans
Vice President: Ann Dichiara
Treasurer: Kathleen Kuchta
Secretary: Diana Cole

2022 Annual General Meeting Minutes

Time: March 23, 2022 6:30 PM

Location: The meeting was held via Zoom

Introductions – Michael Jans

- Members present: Robyn Baker, Diana Cole, Ann Dichiara, Jacki Hoagland, Michael Jans, Kathleen Kuchta, Nancy Nelson
- Members absent: Bud Tolp, Jim Gibbs
- 25 community attendees via Zoom

Opening Comments – Michael Jans

- Michael reviewed the Board's accomplishments including:
 - Conducted research and THIA survey on trash companies concluding one company could not meet TH needs
 - Conducted TH survey on road concerns, held meetings with MCDOT resulting in the formation of a new committee to focus on communicating TH road concerns and desires
 - Increased focus on fire mitigation through monthly Board reports, community email blasts, and direct communication with lot owners
 - Hired a new landscape company which has resulted in improved entrance maintenance
 - Completed lighting repairs on front entrance
 - Installed motion sensor lights at mailboxes
 - Installed signage to reduce non-residential traffic
 - Hired new accounting firm to improve financial reporting and produce cost savings
 - Mailed postcards and made phone calls to TH lot owners to improve directory and billing information
 - Updated Lien process in Tonto Hills Policies and Procedures
 - Coordinated communication with Desert Mountain regarding a fence that was proposed and then halted between DM and TH
 - Identified two new TH governing documents related to an easement between TH and DM
 - Addressed multiple community complaints, ACC violations and D of R violations
 - Reviewed and rejected electronic payment of dues
 - Continued early discussions with attorney on commercial lots
 - Held 9 Board meetings plus executive sessions

- Sent out 60+ email blasts and mailings to TH lot owners, including information on Dark Skies and the county guidelines
- Michael again addressed the need for more volunteers to participate in THIA governance and the THVFD.

Approval of March 24, 2021 Annual General Meeting Minutes

Motion to approve: Ann DiChiara. Seconded: Robyn Baker. Motion passed.

Reports

Treasury Report – Kathleen Kuchta

- Kathy Kuchta reviewed the 2021-2022 THIA Financial Summary.
- Question was asked regarding the need for a church contribution since the Board is primarily holding virtual meetings. The ACC uses the church for increased space to lay out plans. In addition, the firehouse climate systems are currently inadequate. In addition, the Board has held open meetings with MCDOT at the church and plan to as new information arises. The Board will continue to assess viability of using the firehouse for meetings.
- Question on solar lighting for front entrance. This will be an agenda topic for new Board.
- Question on dumpster access. The dumpsters have back doors for easy access. There was also a question on using a chipper for yard refuse. Chippers were investigated by Jim Gibbs and no suitable solution was found.

ACC – Rick Nelson for Bud Tolp

- The ACC has revised the Addendum A with inclusion of Dark Skies and recommendations for lighting, notification of neighbors for new builds, fire mitigation, and changes to perc test requirements. The changes will be reviewed by new Board.
- The ACC reviewed 3 violations, have 6 projects ongoing and 9 projects either approved or in initial review. Projects include any change to fences, walls, driveways, or exterior walls.

Environmental – Robyn Baker

- The main road issues brought forward by TH residents are speeding and roadway walking-space which have been communicated to MCDOT. A follow-up meeting with the outside design firm and additional MCDOT representatives was held and MCDOT wants to hold another in April.
- A committee was just formed to focus on better communicating TH desires and getting results.

Landscaping and Fire Mitigation – Nancy Nelson for Jim Gibbs

- A new water delivery system which is rodent proof has been installed and the lines cleaned up.
- Lighting at the entrance has been repaired.
- Solar lighting for the mailboxes was donated by Bryan Gold which is dark skies compliant.
- To improve fire mitigation, dumpster time was extended. Also landscape firms who could do yard clean-up was sent out to the community.

Welcome Wagon – Jacki Hoagland

- 15 gifts were delivered.
- The paper directory will be started.

THVFD – Ann DiChiara, President of THVFD for Rick Holasek

- Rick Holasek led the effort to have Tonto Hills designated as a Firewise community, which it now is. The Firewise designation states that the community has met certain fire prevention standards. The THVFD may be eligible for certain grants and may reduce homeowner's insurance. In addition, flyers and Ready Set Go checklists will be distributed to residents with Firewise fire prevention and evacuation information.
- Lot owners are requested to email Ann DiChiara at fire@tontohills.net with an estimate of the number of hours spent this year clearing their lot(s) for fire mitigation.
- THVFD has renewed their adopt-a-road permit.
- Thanks to Eric Luker for repairing and replacing the flagpole and flag
- Nancy Nelson gave an update on the THVFD budget, including the year on year expenses and donations from THIA for the last several years. The THVFD is requesting \$8000 from the THIA this year.

Old and New Business

Election count

- Results were certified by Foothills Accounting.
- 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, Jim Gibbs, Mark LaLiberte, Rick Nelson, Gil Stedman, Bud Tolp.

Dumpsters

- The last dumpster was just delivered.

Commercial Lots Update

- Preliminary meetings have been held with an attorney.

Motion to form a committee to review and make recommendations on the Tonto Hills Declaration of Restrictions

- Rick Nelson proposed a motion to form a committee to review and make recommendations on the Tonto Hills Declaration of Restrictions by 11/2022 and that the Board makes final recommendations to the THIA at the 2023 AGM.
- Ann DiChiara made the motion. Nancy Nelson - 2nd.
- The motion was voted on by the attendees via a roll call vote. The motion passed 25 to 24 with 1 abstain.** See Below

** On review, a vote from the DWID for 2 lots was missed - the final vote was 27 to 24 with 1 abstain with the motion still passing.

Membership Forum

- None

Motion to Adjourn: Ann DiChiara. 2nd- Nancy Nelson. Motion passed.

Meeting adjourned at 8:10 p.m.

Approved *Diana Cole* 3/22 /2023

Diana Cole, Secretary