

# Tonto Hills Improvement Association

President: Robyn Baker  
Vice President: Nancy Nelson  
Treasurer: Kathleen Kuchta  
Secretary: Diana Cole

## Board of Directors Meeting Minutes

March 28, 2023 6:30

This meeting was conducted via Zoom webinar.

- I. Call to Order: 6:33 p.m.
- II. Roll Call
  - A. Present – Sandra Abbey, Robyn Baker, Diana Cole, Jim Gibbs, Kathleen Kuchta, Nancy Nelson, Paul O'Connor, Chris Prentice, David Tappe
  - B. Guests – 8 Tonto Hills owners
- III. Election of Officers, Committee Chairs and Liaisons
  - A. President – Nancy Nelson nominated Robyn Baker. Kathy Kuchta-2<sup>nd</sup>. The motion passed.
  - B. Vice-President – Diana Cole nominated Nancy Nelson. Robyn Baker-2<sup>nd</sup>. The motion passed.
  - C. Treasurer - Nancy Nelson nominated Kathleen Kuchta. Robyn Baker-2<sup>nd</sup>. The motion passed.
  - D. Secretary – Nancy Nelson nominated Diana Cole. Robyn Baker-2<sup>nd</sup>. The motion passed.
  - E. THVFD Liaison – Nancy Nelson nominated Sandra Abbey. Sandra accepted and the board agreed.
  - F. Welcome Wagon Liaison - Nancy Nelson nominated Chris Prentice. Chris accepted and the board agreed.
  - G. Landscaping and Fire Mitigation Liaison - Nancy Nelson nominated Jim Gibbs. Jim accepted and the board agreed.
  - H. ACC Liaison and Environmental Liaison – on hold until next meeting
- IV. Agreement to abide by the Code of Conduct and Email Guidelines – Each member of the board individually, verbally agreed.
- V. Opening Remarks
  - A. No update on litigation since last week
- VI. Open Forum
  - A. Katie Lane asked how the Board will address the costs of a loss in the current litigation.
    - i. Robyn Baker replied that the Judge already upheld the validity of the Tonto Hills governing document in question so there is no loss in this case.
    - ii. The counterclaim is being handled by State Farm and to date no costs have been incurred. The potential cost would be our deductible.

- VII. Consent Agenda Items:
  - A. Acceptance of Meeting Agenda of 3/28/23
    - i. Nancy Nelson made a motion to accept the agenda with the addition of one item under New Business - a motion to require signatures for Code of Conduct. Kathy Kuchta – 2<sup>nd</sup>. The motion passed.
  - B. Approval of Executive Session Minutes of 2/19/23
    - i. Robyn Baker made a motion to accept. Kathy Kuchta – 2<sup>nd</sup>. The motion passed.
- VIII. Reports
  - A. Treasurer's
    - i. Kathy Kuchta made a motion to accept the 2023/2024 THIA Budget as presented at the AGM. Jim Gibbs-2<sup>nd</sup>. The motion passed.
    - ii. Kathy Kuchta gave the Treasurer's Report as of February 28, 2023
      - a. \$2000 in the ACC account will be returned to depositors.
      - b. There is \$31,653 in the Chase Checking account and \$89,426 in the Savings account.
  - B. ACC
    - i. No meeting has been held since last week.
  - C. Environmental and Road Safety
    - i. Nothing new to report
  - D. Landscaping and Fire Mitigation
    - i. Nothing new to report
  - E. THVFD and Firewise
    - i. Nancy reminded everyone to send in the hours spent clearing brush to [fire@tontohills.net](mailto:fire@tontohills.net). These hours are needed for our Firewise certification. Tonto Hills sent in approximately 6,000 hours last year which surpassed most communities in AZ.
    - ii. There is a vote being held in Carefree in mid-May to change from Rural Metro to Daisy Mountain. It is unclear if this passes how it will impact Tonto Hills.
  - F. Welcome Wagon
    - i. Ann DiChiara is delivering and distributing the new Tonto Hills Membership Books. Members can send a message to [thia@tontohills.net](mailto:thia@tontohills.net) if they would like a book.
- IX. Unfinished Business
  - A. Lot #108 complaint against Lot#230A; Lot #212B complaint against Lot#230A dated 3/22/22; Lot #212B complaint against Lot#230A dated 4/19/22; Lot #215A complaint against Lot#231F, 216, 230A, etc.
    - i. These complaints are on hold from further board action pending the outcome of the Westhoff, et al. v Rent-Sell, LLC lawsuit.
  - B. Lot#212B storage unit in violation of DofRs P11 – request for extension
    - i. Kym Westhoff said the container was placed in 12/21 or 1/22. It complies with health department standards and will be removed after construction is complete. There

have been many delays, but a new architect has been hired so they are hoping to have everything complete by the end of August.

- ii. Robyn Baker made a motion that Kym Westhoff submit revised plans for lot #212B within 4 weeks to the ACC for review and also submit a timeline for how long the container will be in place. Sandra Abbey- 2<sup>nd</sup>. The motion passed.

C. Review of Governing Documents to bring together and enhance procedures and outline steps to be taken for violations or disputes that would occur prior to litigation

- i. On hold until next meeting

D. Possible DofR Ballot measures

- i. On hold until next meeting

X. New Business

A. Schedule Special Meeting - Orientation for Tontohills.net and Governing Documents

- i. An orientation meeting will be held on 4/29 at 10am at the Firehouse.

B. Motion to Require Signatures for the Code of Conduct by Board members annually.

- i. On hold until the next meeting

XI. Announcements

A. Future Meeting Dates – Tuesday, 4/25 at 6:30

B. Future Board Agenda Items – Request from Rick Erslund for the Board to monitor the community for VRBO type casita rentals.

XII. Adjournment–

A. Robyn Baker adjourned the meeting at 7:56 PM.

Diana Cole Approved 4/25/23  
Diana Cole, Secretary