



Architecture Control Committee – Minutes

November 18th, 2018

Members Present:

Steve Rensel
Don Mann
George Van-Ess
Bob Tattle
Ron Phillips

Members Via Telephone

Nick Tilley

Meeting called to order at 9:00 am

Review of Schedule and Deposits and Penalties

The Committee had at hand a draft of the proposed schedule and penalties pertaining to construction and alteration of lots within the Tonto Hills subdivision. The purpose of this meeting was to review and reach consensus as to the wording and amounts of this schedule.

Agreed unanimously by the Committee were the following items:

New Build – Amount to be \$2.50 per square foot of under-roof construction. Payment of New Build Deposit due at ACC Construction Authorization meeting and prior to application of ACC Approval stamp to County Approved Construction plans.

Deposit to be refunded within 7 days of the issuance of Certificate of Occupancy by County and copy provided to the ACC.

Remodel – (addition of a structure or structural change to a residence that requires a County Permit). Amount to be \$2.50 per square foot of under-roof construction. Payment of Remodel Deposit due at ACC Construction Authorization meeting and prior to application of ACC Approval stamp to County Approved Construction plans.

Deposit to be refunded within 7 days of the issuance of final Inspection Certificate by County and copy provided to the ACC.

Other Improvement – (paving, fencing, walls, pool, etc. that require a County Permit). Amount to be \$2,000. Payment of Other Improvement Deposit due at ACC Construction Authorization meeting and prior to application of ACC Approval stamp to County Approved plans.
Deposit to be refunded within 7 days of the issuance of final Inspection Certificate by County and copy provided to the ACC.

Request for Pre-build Lot Disturbance (including but not limited to perc testing, grading for equipment access, etc.): Request and accompanying plans on topo map to be made at ACC Review meeting prior to the ACC Construction Authorization meeting. Amount to be \$5,000. Deposit required upon ACC approval to proceed at the ACC Review meeting.
Deposit to be refunded within 7 days of the ACC granting approval for construction at the ACC Construction Authorization meeting.
Deposit not refunded in the event that the lot owner abandons the project.

Existing Lot Disturbance (that does not require a county Permit; e.g. expansion of horse corral, parking lot, driveway, etc.). Amount to be \$2,000. To be requested at an ACC Review meeting other than the ACC Construction Authorization meeting.
Deposit refunded upon ACC approval at inspection.

Penalty for Lot Owner Proceeding without approval of build, disturbance, no County permitting, violation of ACC policies and Procedures and/or THIA DoR's. Amount to be \$10,000.
Lot owner will be notified in writing of the violation and given 60 days to remedy.
Penalty amount refunded upon ACC review and approval of remedy.

Conditions Of Note:

- All deposit checks will be deposited immediately into a non-interest bearing Escrow account held by the THIA.
- Refunds will be issued from this Escrow Account.
- Refunds will not include interest.
- Refunds will be paid upon written approval from the ACC.
- In the event that a lot owner refuses to pay a deposit or penalty levied by the ACC following written notice from the ACC to the lot owner, the penalty amount will result in a lien being executed against the lot in question by the THIA.

OPEN DISCUSSION:

- No additional topics were discussed.

Meeting adjourned 10:10 am