

# Tonto Hills Improvement Association

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

## ACC Meeting 24 October 2023

### I. Call to Order

The ACC meeting was held on October 24th 2023. Mark Laliberte called the meeting to order at 6:27 PM. Committee members present; Dave DiSanto, Robyn Baker, Jim Gibbs Rick Nelson, Gil Stedman, and Mark Laliberte. Members present were; Nick Tilley, Steve Rensel, Denny Maple, present via ZOOM Sam Brandt, Richard Grady, Tera Laman, Ed Chavez, and BORK.

### II. Opening Comments

Mark had no opening comments and asked if members wished to address the Committee. There were none.

### III. Approval of Consent Agenda

Robyn Baker moved to accept the meeting agenda as published, Mark Laliberte, 2nd, the motion passed 6-0. Rick Nelson moved to accept the meeting minutes from 3 October 2023, Robyn Baker 2nd, the motion passed 6-0.

### IV Old Business

**Lot 76 Final Review** - Lot 76 plans were reviewed. Neighboring property voiced concerns of building height impact on views and the potential for noise from a planned sports court. While the site plan shows compliance with all setback requirements, the Committee deferred final approval. The following remaining issues need resolution;

- Some sections of driveway retaining walls are more than 6 feet in height. Paragraph 15 of the DofRs states; "No fence or wall, other than the wall of the building constructed on any residential lot, shall be more than six (6) feet in height." Retaining walls must stepped or tiered to achieve engineering needs.

A letter will be set to the owner identifying the needed design change.

**Lot 35 Final Review Landscape Plan** - The owner of Lot 35 provided final plans and permits approved by the County for new landscaping to including new walls (less than 4 feet high), lighting, and vegetation. The Committee reviewed the plans finding they were in compliance with the DofRs. Final approval was given.

**Lot 167 Preliminary Design Review** - The owners of Lot 167 presented the preliminary design home remodel including site plan, revised grading and drainage and building heights. The design complies with all DofR requirements. The owners were authorized to submit plans to Maricopa County.

**Lot 54 Preliminary Design Review** - The owner presented plans for a pool, landscape, and perimeter fencing. The site plan showed compliance with all setbacks and wall heights. The owners were authorized to submit plans to Maricopa County.

### VII Adjourn

Rick Nelson moved to adjourn, Robyn Baker 2nd, motion passed 6-0.

### VIII Executive Session (If necessary)