



Architecture Control Committee – Minutes

April 9th, 2019

Members Present:

George Van-Ess
Bob Tattle
Ron Phillips
Charles Civer
Jeff Cole

Members Absent

Other Attendees:

Dan Vasily, Jim Gibbs, Sam Gibbs, Mr. Sam Brandt, Mrs. Sam Brandt, Randy Abbey, Ross Brownlee, Rick Holasek, Steve Rensel, Florence O'Connor, Paul O' Connor, George Hoxie.

Call to Order

Meeting was called to order at 5:00 pm

Approval of last Meeting minutes:

Motion to approve was made by George Van Ess and seconded by Ron Phillips. The minutes were approved by the committee.

Summary of Deposits:

No additional deposits or withdrawals had been made since the last meeting. Mention was made that a deposit was required from the Mullikins given the approval of the ACC for the plans for their 50x25 Horse Barn. Communication will be sent to the Mullikins requesting such deposit.

Open Discussion:

Several residents had questions about several activities planned or rumored. Topics included:

Changing the location of the Mailboxes on Old Mine Rd. Steve Rensel (past ACC member) addressed the question and said that a suggestion had been made to the THIA Board to relocate the mailbox to a position near the Kachina Doll/Fire house that would be safer and cause less traffic congestion. It was under consideration.

The horse barn that was rumored to be constructed on lot 171 and the subsequent smell, dust and insect nuisance that would arise. The committee stated that a 50x25 ft barn had received Maricopa County (MC) approval and had subsequently been approved by the ACC at the last meeting. The permit and planned construction met the restrictions defined in the THIA DoRs.

OLD BUSINESS:

- Mike Gaspard (Lot 199) presented the MC approved plans for his residence. The ACC reviewed the plans and subsequently approved construction. Mr. Gaspard provided a deposit in the amount of \$21,220. Mr. Gaspard is to provide a copy of the approved plans to the ACC in the next few days.
- Dan Vasily appeared on behalf of his client (Mr. McNeil, lot 136) and presented MC-approved plans for the construction of a garage on the lot. . The ACC reviewed the plans and subsequently approved construction. Mr. Vasily submitted a check in the amount of \$2,712.50
- Lot 183 (Gibbs Home) Sam Gibbs (owner) submitted pre-permit design. The ACC reviewed the plans and subsequently approved construction. Mr. Van Ess did not sign his approval effectively recusing himself from the review given he is an adjoining neighbor and raised concerns about the location and elevation of the new residence. Mr. S. Gibbs did not provide an additional deposit for the new residence given that he had deposited a \$5,000 as deposit for the Perc Testing and had the THIA had waived further fees on Mr. Gibbs' request at the January THIA meeting.
- Lot 132 (Gibbs Home) Jim Gibbs (owner) submitted the MC-approved plans for his new residence. . The ACC reviewed the plans and subsequently approved construction. Mr. J. Gibbs did not provide an additional deposit for the new residence given that he had deposited a \$5,000 as deposit for the Perc Testing and had the THIA had waived further fees on Mr. Gibbs' request at the January THIA meeting.

New Business

- Mr. Jans (Lot145). Mr. Jans did not appear at the meeting. Mr. Tattle updated the ACC with the information that Mr. Jans provided in a 4/6/19 email to him in response to the 3/17/19 letter that the ACC had sent him. The letter asked Mr. Jans to provide the ACC with construction and approval documents for a structure that he had recently constructed at the rear of his property. Mr. Jans response, briefly, was that he had replaced a previous ramshackle structure and that his builder had advised him that it was considered a "temporary structure" by MC and did not need a permit (Mr. Jans asked if the ACC could provide the approval documentation for this earlier structure). Mr. Tattle said that his research indicated that MC does not require a permit for a structure that is less than 200 sq ft and has no services i.e. plumbing, gas, power, or sewer. He could not find a definition for of a "temporary" structure within the MC permitting documentation. Members pointed out that the original house topographical photographs from the MC Treasures GIS website did not show a previous structure adjoining the original residence.
- Mr. Tattle was asked to prepare a response to Mr. Jans and submit it to the ACC member for review.

Executive Session

An Executive Session was held. Mr. George Hoxie who stated that he was a member of the THIA Board said that he had been given permission to attend the session. The ACC said that, given he was not a member of the ACC, he was not entitled to attend this session.

Meeting adjourned 7:25pm