

Tonto Hills Improvement Association

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

ACC Meeting 29 November 2023

I. Call to Order

The ACC meeting was held on November 29th 2023. Mark Laliberte called the meeting to order at 6:30 PM. Committee members present; Dave DiSanto, Robyn Baker, Jim Gibbs, Rick Nelson, Gil Stedman, and Mark Laliberte. Members present were: Steve Rensel, Tara Laman, Stan & Kaivel Zdeb; present via ZOOM: Sam Brandt, Richard Grady, and BORK.

II. Opening Comments

Mark had no opening comments and asked if members wished to address the Committee. Tara Laman requested an opportunity to search for plans for her residence in the Committee files. Rick Nelson said he would arrange a time. Steve Rensel stated he was disappointed in the lack of responsiveness to his emails. He was happy the minutes of May 2023 were corrected. Mark Laliberte responded that the Committee was working to resolve email communication issues.

III. Approval of Consent Agenda

Rick Nelson moved to accept the meeting agenda as published, Robyn Baker, 2nd, the motion passed 6-0. Robyn Baker moved to accept the meeting minutes from 24 October 2023, Mark Laliberte 2nd, the motion passed 6-0.

IV. Old Business

Lot 58 Preliminary Design Auxiliary Building - Lot 58 plans were reviewed. The site plan shows compliance with all setback requirements and there were no issue with building height. The property owner consulted with neighbors and said there were no complaints to the build. Rick Nelson moved to approve the preliminary design and authorize submission to the County, Robyn Baker 2nd, the motion passed 5-0-1.

Lot 76 2nd Final Review - Tabled. The lot 76 owner will be contacted and requested to provide site sections to identify building heights in relation to the existing and proposed grades and retaining wall height design changes needed. Also, due to neighbor concerns about noise from the 'sports court' the owner will be asked what materials were planned and if it would be possible to locate the court further east on the property.

Lot 130 Preliminary Design Auxiliary Building - Tabled, the design plans were not ready.

Lot 165 Preliminary Design Review - The owners of Lot 165 presented the preliminary design including site plan, grading and drainage and building heights. The design complies with all DofR requirements except the height of south facing pool wall. The owner agreed to provide a revised plan showing how that there will be back-fill and landscaping so the exposed portion of the wall is 6 feet tall maximum. The owners were authorized to submit plans to Maricopa County.

VII Adjourn

Rick Nelson moved to adjourn, Gill Stedman 2nd, motion passed 6-0.

VIII Executive Session (If necessary)