

ACC Meeting May 3rd 2023

I. Call to Order

The ACC meeting was held on May 3rd 2023. Mark Laliberte called the meeting to order at 6:31 PM. Committee members present; Gil Stedman; Rick Nelson, Dave DiSanto, and Mark Laliberte, via ZOOM Robyn Baker, Jim Gibbs was absent. Members present; Tom Miedemab (Lot 200), David Tappe (Lot 130). Members present via ZOOM; Don Schoonenberg (Lot 101), Kris Kiriazov (Lot 40).

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

Rick Nelson moved to accept the meeting agenda as amended, adding

- Reminder to Owner / Builders of DofR para #11 and Addendum A para #2.7
- Formal complaint on Tower

Gil Stedman 2nd, the motion passed 5-0-1.

Gil Stedman moved to accept the meeting minutes of 5 April 2023, Mark Laliberte 2nd, the motion passed 5-0-1.

IV Old Business

Lot 076 Preliminary Design Review - The preliminary design for Lot 76 was reviewed and all DofR requirements were met. A motion to approve the preliminary design and authorization to submit plans to County was made by Mark Laliberte, Rick Nelson 2nd, motion passed 5-0-1.

Additional recommendations suggested:

- 1) The driveway is very close to the east lot line with Lot 77. All efforts should be taken to minimize the disturbance to that property area and the owners should be contacted.
- 2) The County is responsible for approval of the grading and drainage plan. Don Schoonenberg (Lot 101) expressed concern of the impact on the wash between the properties. All construction effort should minimize the impact on the wash.
- 3) In partnership with the Water District, the owner was reminded negative edge pools are required to install an automatic pool cover. The District recommends that all pools have covers to minimize evaporation and water use.

A letter will be sent to notify the owner of the above actions.

Lot 212B, Raven's View, Revision of Remodel Design Plan Review - The revised design for the remodel was presented. The building height remains unchanged and the new addition complies with the DofRs. A motion to approve the preliminary design and authorization to submit plans to County was made by Mark Laliberte, Rick Nelson 2nd, motion passed 5-0-1. Once final ACC approval is granted, the owners need to request permission from the THIA Board for a temporary storage container. The owner inquired about planting shrubbery along

the property line to help block security lighting and auto headlights from disturbing neighboring homes. Since there are no setback requirements (other than the front), there is no restriction on this action. Care should be taken not to disturb adjoining properties. A letter will be sent to notify the owner of the above actions.

V. New Business

Lot 200 New Residence Pre-design Meeting - The Committee reviewed Tom Miedemab's concept images and initial site plan of the proposed new residence on Lot 200. The ACC process was explained and questions pertaining to the DofRs were answered. The Committee will schedule the next meeting when a preliminary design is ready for review.

Lot 130 RV Garage Preliminary Design Review - David Tappe and contractor Dan Vasily, presented a preliminary design of an RV garage. This will replace an existing structure built between November er 2015 and February 2016. The plans show it will sit within the existing structure's footprint which is at least setback 25' from the property line. As much as possible, the design will minimize the height. As a courtesy, the owner will contact the surrounding residences (Lots 131, 132, 154) about the project.

Lot 58 Auxiliary Structure Concept Design Review - Gil Stedman presented a concept design for a garage addition and workshop. A preliminary design will be provided in the near future.

Construction Completion Requirements - After an ACC survey of current and recent construction in Tonto Hills, the ACC reminds property owners / builders of the following:

- 1) DofR paragraph #11 states that temporary structures or containers are permissible only during construction. Upon completion of the build, all temporary structures and containers must be removed.
- 2) Addendum A of the Bylaws paragraph 2.7 states that all construction must be completed within 18 months of project start. (Recent special circumstance have been acknowledged). Upon completion of construction, all construction debris, construction equipment, storage containers, porta potties, and trash etc. must be removed from the property, so as not to diminish the property values of the neighborhood.

Formal complaint on Tower Structure - A formal complaint was received concerning a tower structure. The 2002 DofR amendment prohibits towers and the potential for telecom signal interference in the community. The ACC will reach out to the owner for more information.

VI. Adjourn

Rick Nelson moved to adjourn at 7:45 PM, Gil Stedman 2nd, motion passed 5-0-1.

VII. Executive Session (If necessary)

- None