

Tonto Hills Improvement Association

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

January 9, 2024

Re: Steve Rensel request to be placed on ballot for 2024/2025

Dear Steve,

The THIA board received your request to be placed on the ballot for the Board and the ACC. While you may run for the Board and ACC, as you are aware, a requirement to be placed on the ballot is that the candidate must be a member in good standing. The Notice of General Membership Meeting and Ballot Nomination Formation sent to each community member stated this requirement. The text from that letter reads as follows:

Requirements to participate as a Board or ACC member are: 1) you are a lot owner in Tonto Hills, 2) you are NOT required to be a resident of the state of Arizona, 3) you must be current on your annual dues, and, 4) you must be a Member in Good Standing as defined by the THIA Bylaws as Amended Dec. 7, 2022, Article Two, Section 3. The THIA Bylaws are public and available for review at tontohills.net.

Article Two Section 3 of the THIA Bylaws states: A member is in good standing if all outstanding assessments for each lot or tract owned have been paid. Any outstanding violation notice(s) from the Board or violation(s) from the Maricopa County zoning must be resolved to be a member in good standing. See also Para. 1.b of the D of R's.

You currently have three D of R violations documented for two of your properties, lots 230A and 216. Until these violations are cleared you, individually and through your LLC, fall within the definition of a member that is not in good standing. To be clear, this standing does NOT in any way affect your right to vote in an election. Your assessments for 23 lots/tracts are fully paid through April 2024, giving you 23 votes in an election.

If you are elected and at that time are not in compliance as a member in good standing, then the Board will have no choice, according to the Association's governing documents, but to deny your participation as a Board or ACC member on the Board or ACC. If it is verified that you have cleared the violations on lots 230A and 216 by the Annual General Meeting on March 27, 2024, and you are elected to the Board or ACC, we will be pleased to have you serve the community.

If you have any questions related to the violations that you would like clarified, you may contact myself and/or board@tontohills.net.

Respectfully,



Robyn Baker

President

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