

Tonto Hills Improvement Association

President: Michael Jans
Vice President: Nancy Nelson
Treasurer: Kathleen Kuchta
Secretary: Diana Cole

I. Call to Order

The ACC meeting was called to order at 6:33 PM on June 1st 2022. Committee members present; Robyn Baker, Gil Stedman and Jim Gibbs; via ZOOM Rick Nelson, and Mark Laliberte. Bud Tolp was absent. Tonto Hills property owners present Nick Tilley, via ZOOM, Steve Rensel (recording), Ann DiChiara, Mary Teagarden, Nina Kiriazov, and Rich and Deb Pagel.

II. Opening Comments

Robyn Baker chaired the meeting and had no opening comments. Jim Gibbs stated that a Tonto Hills property owner inquired about an RV parked on a construction site and wondered if it was being used overnight? Two residents spoke up, saying it was not being used in violation of the DofRs. Robyn then opened the meeting for public comments or questions. There were no other comments.

III. Approval of Consent Agenda

Gil Stedman moved to accept the meeting agenda, Jim Gibbs 2nd the motion passed 5-0-1.

Rick Nelson moved to accept the minutes of May 4th 2022 meeting, Robyn Baker 2nd, motion passed 5-0-1.

IV. Review of Projects

Initial preliminary design meeting with Nick Tilley regarding Lot at #54. Nick presented his initial site layout to the Committee. Lot 54 is a corner lot. The site plan showed the setbacks to be 40' facing LaPlata, 40' to the rear (Cave Creek Rd), 25' to the north and 40' to the south (E Quail Ln).

The THIA DofRs require a front setback of 50'. Because Lot 54 is a corner property the setback facing E Quail Lane to the south must also be 50'. This is in accordance with the Committees interpretation of the DofRs and previous decisions. Nick said this will impose a burden on the design, is not consistent with information from Maricopa County, but will look at the requirements again.

V. Complaint on Possible D of Rs Violation(s) - Tract H (Lots 231F/G)

THIA received a written complaint from the owners of Lot 215A regarding a possible DofR violation. The ACC discussed the complaint, the owners involved in this issue were not present. As per Article Six, Section 4 of the THIA Bylaws, the Committee determined that this was not an ACC design issue and referred it to the THIA Board with the following recommendation;

This complaint is identical to previous ones involving the owner of the parking tracts and abutting property owners. As with the previous complaints, Robyn Baker moved that this issue be referred to the THIA Board, recommending that this is a violation of DofR paragraph 17f and 17h. Jim Gibbs 2nd, the motion passed 4-0-2.

VI Old Business

Committee to review and finalize 3 recommend changes to the ACC Addendum A regarding; Perc Test Procedures, County Dark Sky Initiative, and Notification of Adjoining Property Owners of Building Plans. There were no further comments or changes to the last round of revisions. It will be referred to the THIA Board for approval.

VII. Projects Tracking Sheet

Jim Gibbs summarized the updates he has made to the Project Tracking Sheet.

VIII. Adjourn

Rick Nelson moved to adjourn, Gil Stedman 2nd, motion passed 4-0-2.

VIII. Executive Session (If necessary) - None