

Tonto Hills Improvement Association

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

I. Call to Order & Roll Call

The ACC meeting was called to order at 6:32 PM on January 26th 2022. Committee member present; Rick Nelson and Steve Rensel, via ZOOM, Bud Tolp, Mark Laliberte, Robyn Baker, and Sam Brandt. Tonto Hills property owners present, Gil and Carol Stedman, Ann DiChiara, via ZOOM, Keith Pierce, Florence OConnor, Keith Heiman, Michael Englund (Steve Judge), THIA Board of Directors

II. Opening Comments

Bud Tolp had no opening comments and opened the meeting for public comments or questions.

III. Approval of Consent Agenda

Bud Tolp moved to accept the meeting agenda, Sam Brandt 2nd, the motion passed 6-0-0.

Bud Tolp moved to accept the meeting minutes of 8 December, Rick Nelson 2nd, the motion passed 6-0-0.

Mark Laliberte moved to table the acceptance of the 23 December meeting, Rick Nelson 2nd, motion passed 6-0-0.

IV. Review of Projects

The following property owners discussed projects planned for their properties;

Lot 38 - Nick Mitchell - New Residence Pre-design review

Mr. Mitchell had previously provided electronic copies of initial plans showing location of residence, horse stalls and fencing. Bud Tolp informed Mr. Mitchell the plan did not comply with the THIA DofR property line set back requirements detailed in paragraphs 7 and 8 (see Scrivener's Error date 1-6-15) for his fences; 50 feet front, 25 feet side, and 40 feet rear. Because the property is a corner lot, the 50 feet applies to both street side set backs. The Committee pointed out the plans show the set backs as measured from the road, not the property lines. Mr. Mitchell said he would correct the plans and resubmit.

Lot 58 - Landscape and patio remodel

Mr. Stedman had previously provided electronic copies of initial plans showing location of courtyard remodel and wall to match the existing courtyard wall. He also provided the completed design review acknowledgment form. The ACC approved this project.

Lot 78 - Michael Englund - New Residence Preliminary Plan review

Mr. Englund's architect Mr. Judge, had previously provided electronic copies of site and elevation plans showing design of the new residence. Robyn asked for clarification on the type of finish to be used on the metal siding. All set back requirements were met, the ACC approved the preliminary design and looks forward to review of the final submittal.

Tract G (Lot 230A) - Cinder Block Wall Pre-design review

Mr. Rensel did not submit plans in advance of the meeting. He did bring hard copies but did not present them. Mr. Rensel describe his plan to construct a cinder block wall around a portion of Tract G (Lot 230A). He wants to install a temporary fence prior to the start of construction and bring a CONEX trailer to store materials. Mark pointed out the initial temporary fence that was installed without ACC approval, had been removed because it violated a number of D of R rules. He also requested the reasons why a wall needed to be constructed around Lot 212B and part of Lot 230A. Mr. Rensel sad the wall was to protect his property, and he would submit his plans electronically. Bud Tolp expressed his thoughts from a Board perspective that questioned if erecting a permanent wall would diminish the commercially useful functions that the parking tracts were designed to provide. He also questioned if a wall conflicted with the D of R statement of presented an aesthetically pleasing character. How would parking tract remain useful, since they were not for individual lot use but for all lots adjoining the tract. A wall in a sections of parking tract would constrain what is in line with established decisions on use of parking tracts. As part of the discussion Rick Nelson pointed out a number of compliance issues with paragraph 17 of the D of Rs. i.e. no commercial lots can be subdivided and a wall would certainly divide the tract. Also paragraph 17 also requires access to the rear of commercial lots be available and no alley shall be blocked. Finally, he noted the long standing Board decision that use of each parking tract was for the use of all commercial lots adjoining the tract. He was advised Mr. Rensel to review the THIA D of Rs, in particular paragraph 17. Mark Laliberte moved to refrain from make any decision until Mr. Rensel submitted electronic plans and the ACC has had a chance to review the plans, Bud Tolp 2nd, motion passed 5-0-1.

Lot 136 - Unauthorized construction

A complaint was received about a potential unauthorized construction on lot 136. Bud Tolp has tried without success to contact the owners to obtain more information. Bud Tolp said he would try to contact the owners again. Rick Nelson moved to inform the THIA Board of Directors that Lot 136 was in violation of paragraph 1 of the D of Rs. The owners have 10 ten days from this meeting to provide the THIA Board with plans regarding this construction project, Mark Laliberte 2nd, 6-0-0.

V. Adjourn

Mark Laliberte moved to adjourn the meeting, Robyn Baker 2nd, motion passed 6-0-0.