

Tonto Hills Improvement Association

MINUTES
of the EXECUTIVE MEETING of the BOARD of DIRECTORS

Wednesday, July 18, 2007
Christ the Lord Lutheran Church

BOARD MEMBERS PRESENT: Denny Maple, Carol Landauer, Richard Smail, David Seymour, Bill Hayes, Bob Malliet

ABSENT: Rick Nelson, Curt Blik, Bill Victor

ITEM ONE OPENING COMMENTS: Denny Maple welcomed ACC members Mike Rockwell, Eric Luker, Scott Smallish, and ???????. Mr. Maple expressed appreciation for the ACC and noted that the purpose of the meeting was to work together to assess facts and resolve outstanding ACC complaints and issues.

ITEM TWO ISSUES REVIEWED: 1) If ACC approves a project that does not have a County permit, is ACC/THIA liable? 2) Process for ACC plan approval, including initial approval with stipulations or suggestions; property owner's next submittal includes a copy of County-approved, permitted plans. ACC then approves/stamps, and signs off. 3) Process for handling complaints: Complaints must be made in writing, signed and dated. In response to a complaint, the ACC sends two letters. First, an initial contact form letter is sent. The second letter is a notice giving the property owner 10 days to respond. If property owner does not respond in 10 days, the ACC refers the matter to the Board. 4) The ACC agreed to send copies of all correspondence to the Board.

ITEM THREE RESOLVED AND OUTSTANDING COMPLAINTS: 1) Lot 180: The Board and ACC agreed that the arch issue is now resolved. 2) Lot 6: This house was recently sold, and the outstanding complaint was absolved. The Board considered liability issues surrounding interfering with a sale/settlement. 3) Lot 150: This property owner architecturally modified the house by walling in the garage. Property owner claimed she had a written sign-off from ACC. She was asked to provide it to ACC, but never did. This violation issue was turned over to the Board; Board decided to forgive the violation. ACC suggested that the Board should first visit the home, evaluate the complaint, and write a letter to property owner informing owner that Board is reviewing the case. 4) Lot 56: This property has two violations, including an unauthorized archway/walled courtyard, and a corral/barn with no permit. The property owners received a violation letter from ACC. Owners responded with a letter of explanation stating they had verbally informed the ACC about the arch. They admitted they had no permit. The ACC maintains that the arch did not appear on the initial drawing. Pertinent dates include: preliminary review response, June '06, initial contact involving arch, August 10, '06, notice letter regarding barn, August 10, '06. Initial complaints were not in writing, as state law requiring all complaints to be written did not take effect until September, '06. The ACC has asked property owners to provide an As-Built. Important

issues regarding the barn include: 40' setback requirements, location of barn (D of Rs require barns/corrals to be in back of house.), hillside issues, and lack of County permit. ACC and Board agreed to investigate and review these violations further.

ITEM FOUR ACC PROCEDURES: ACC invited property owners of Lot 32 to next ACC meeting in August (second Tuesday at 6pm.) to resolve outstanding issue. Property owner Dave Seymour agreed to attend.

Mr. Smail asserted that ACC policies refer to residential properties and do not apply to commercial properties. Mr. Smail and the ACC agreed that Addendum/Appendices need to be developed to accommodate commercial properties.

The Board requested a copy of written complaint received by ACC regarding Lot 67.

ACC agreed to continue to email all ACC meeting minutes to President Rick Nelson.

The Board and ACC agreed that the Board should send Lot 150 property owner a letter stating that the issue has been reviewed, no violations remain open, and the case is closed.

In regard to Lot 56, the ACC and Board agreed that more investigation is necessary regarding lack of County permits for corral/barn involving hillside and setback issues. More precise measurements are needed. The Board agreed to send a letter to property owners asking for As-Built letters approved by the County (for barn and archway), or the Board will report violations to the County.

ITEM FIVE ADJOURNMENT: Mr. Smail made a motion to adjourn. Mr. Hayes seconded. Meeting adjourned at 9:30 pm.