

Tonto Hills Improvement Association

MINUTES
of the MEETING of the BOARD OF DIRECTORS

Wednesday, December 13, 2006
6:30pm- Christ the Lord Lutheran Church

The meeting was called to order at 6:30pm by President Rick Nelson.

BOARD MEMBERS PRESENT: Rick Nelson, Carol Landauer, Ann Dichiara, Terese Fontaine, Denny Maple, Rick Ersland, Richard Smail, Bill Victor **ABSENT:** Chris Camiolo

GUESTS PRESENT: Bill Hayes

1. **ITEM Scheduled dates of future THIA Meetings:**

Board Meetings: January 10, 2007, February 14, 2007, March 14, 2007
Town Hall Meeting proposed date: January 25, 2007
Annual General Meeting: March 29, 2007 at 6:00pm

2. **ITEM COMMUNICATIONS:** Don Unthank spoke to the regional supervisor of **Maricopa County Department of Transportation, Junior Coronado**, regarding doing something to the roads to reduce cuts made by grading blade to Qwest lines, etc. A December 18, 2006 meeting is scheduled at Rick Nelson's house between four members of Tonto Hills—Rick Nelson, Robert Kroger, Scott Smallish, and Tom Bailey—and the regional supervisor of Maricopa County Department of Transportation, his manager, and a county road engineer.

The County's current position states that a majority of property owners must request paved roads in order for the County to act. This would require a poll taken and a written document provided.

Board discussed the necessity of obtaining more information regarding what would happen if the roads were paved relevant to grading, run-off, etc. The Board also discussed paving options such as chip seal, asphalt, or bringing in fill dirt and blading the roads, and consequent costs.

3. **ITEM OPEN FORUM:** Bill Hayes reported that minutes from last Board meeting were not posted on Tonto Hills website.
4. **ITEM NOVEMBER MINUTES:**
Ann DiChiara moved to approve November minutes.
Denny Maple seconded the motion.
Minutes unanimously approved.

5. ITEM TREASURER'S REPORT: See attached report.

Richard Smail moved to approve Treasurer's Report.

Denny Maple seconded the motion.

Treasurer's Report unanimously approved.

6. ITEM ACC REPORT:The Architectural Control Comm (ACC) has approved the following projects this year:

Lot 25 New Home

Lot 28 Tentatively approved, waiting on revised plans, construction underway

Lot 47 Courtyard, drive, and entry columns

Lot 51 Courtyard wall and drive entry columns

Lot 56 Tentative approval on courtyard wall

Lot 110 House entry remodel

Lot 134 New Home

Lot 157 Exterior remodel

Lot 188 Swimming pool

Lot 195 32" CMU wall and decorative metal gate

7. ITEM SIGN ISSUE: Denny Maple reported that Maricopa County requires signs to be posted on all job sites, visible from the street and containing the following information: a) permit; b) a full set of plans; c) address of vacant lot. (Note: Existing homes that already have addresses do not need to post address.)

According to Register of Contractors, sign should also contain contractor's name and license number.

Board discussed how County rules are at odds with THIA rules regarding signs.

Terese Fontaine suggested the Board establish standards (size, format, etc.) in regard to County-required signs.

8. ITEM ENVIRONMENTAL REPORT:

1) Roads: Rick Nelson reported that the EPA requirement regarding acceptable dust particulate levels on unpaved roads has changed. He explained that a certain traffic number equates to a projected particulate suspension in the air. That amount triggers PM10. In September, EPA cut the acceptable particulate matter number in half, but they have not yet determined the number of cars that produces that new number. When PM10 is reached, the county has to pave the roads.

2) Front entrance: Rick Nelson renewed the permit for the front entrance; it is good until November, 2007. He asked for reimbursement from Board for fee.

Insurance and bond still need to be renewed.

Board discussed possible options for THIA to consider regarding front entrance:
a) Do we want to do second phase of front entrance?
b) Do we want to raise assessment by \$150 to cover entrance costs?

Rick Nelson suggested that we discuss and offer to vote on the above-noted questions at the general spring meeting.

Terese Fontaine suggested that the community should also discuss other possible ways to spend THIA money, including acquiring more standpipes.

Board discussed the standpipe issue, including amount and type needed, repair needs, and funding. Richard Smail suggested that we have to consider the standpipe issue in conjunction with the water company issue, as the two are inter-related.

Two new standpipes were included in budget last March but have not been installed yet.

- 9. ITEM WATER COMMITTEE REPORT:** Water Committee members include: Charlie Civer, Tom Bailey, Chris Chartier, Robert Kroger, and Bill Victor. Bill Victor reported that Rick Nelson, Charlie Civer, and he had two meetings with Fred Warren, a representative from RCAC- Rural Community Assistance Corporation, to research options in regard to water issues, as the current water company wants to dissolve. Bill Victor presented four options:
- a) Do nothing for awhile.
 - b) Sell the water company to somebody else, and lose control over standpipes, etc.
 - c) Have Scottsdale take over the system, which likely involves annexation to Scottsdale.
 - d) Form a Domestic Water Improvement District, thereby maintaining control of system design. Grants and low interest government loans can aid this process. The funding deadline to submit written paperwork for this year is May, 2007.

Board iterated that our contract with Central Arizona Project guarantees a water supply.

The Water Committee has another meeting scheduled with Maricopa County, WIIA (Water Infrastructure Agency), and RAC (Rural Community Assistance Corp.) on January 11, 2007. The Committee intends to gather more information to share with the community.

The Board agreed that it is imperative to carefully gather information and explore the consequences of *each* option.

- 10. ITEM BALLOT ISSUES:** Board discussed option of using an outside agency to handle election ballots. Rick Nelson talked to Lois O'Neill at Carefree Executive Services. She stated her firm could do the job for under \$500, at a rate of \$35 per

hour. She advised planning on six to seven hours, plus postage. She advised using US Mail.

Board discussed pros and cons of using such a service.

Rick Ersland moved that we do use Carefree Executive Service.

Ann DiChiara seconded that motion.

Board approved motion in a 6 to 0 vote. Terese Fontaine abstained.

Board discussed whether to send ballots regular or registered mail.

Ann DiChiara moved to send ballots regular mail.

Rick Ersland seconded the motion.

Board approved motion 5 to 0. Terese Fontaine and Richard Smail abstained.

The Board acknowledged that currently three Tonto Hills property owners cannot be located. All letters are returned as undeliverable.

11. ITEM LETTER TO THIA MEMBERS: A letter is to be sent out to all members regarding the March 27, 2007 general meeting. The letter will include:

- a) requests for nominations to Board. All letters are due back by January 15, 2007;
- b) a place to add agenda items;
- c) a copy of the minutes from last year's general meeting
- d) propositions and proposed amendments/changes to D of R's for perusal and consideration. (This is not a ballot.)
- e) poll question from Department of Transportation regarding road paving.

Ballots will be mailed after January 15, 2007.

12. ITEM ACC DESIGN REVIEW PROCEDURES: Board discussed feedback from lawyer regarding proposed changes.

Board reviewed the Table of Contents, Appendix B, and Section One of the ACC Design Review Process and Procedures and made appropriate changes.

Board discussed the definition of "lot."

13. ITEM NEW BUSINESS: Board discussed draft budget for 2007-2008. Discussion issues included Tonto Hills Fire Dept. budget needs, church donation, webmaster's fee increase, budget reserve money, etc.

Ann DiChiara reported that the THFD is requesting a \$5 increase per property owner to help fund fire department needs.

14. ITEM TOWN HALL MEETING IN JANUARY: Board agreed that the purpose of the meeting is to do due diligence in regard to the water company issue, allowing

an opportunity to review fundamental facts, discuss pros and cons of each option, and generate more questions from the community. Fred Warren from the Rural Community Assistance Corporation is available to attend.

Board discussed the possibility of hiring a water rights lawyer to determine exactly what the water company owns.

Board also discussed the possibility of hiring an engineer to evaluate the current system and estimate the cost of repairing, improving, enlarging, and updating it.

The Board agreed that we need information on: a) specifications of the utility; b) evaluation of the condition of the plant; c) rough order of magnitude value of the company.

The Board discussed the history of the water company.

Richard Smail reported that he spoke to Doug Mann in Scottsdale regarding the water issue. He concluded that a meeting needs to be scheduled with Scottsdale to discuss water/annexation options.

Board discussed possible pros and cons of annexation to Scottsdale.

15. ITEM ADJOURNMENT:

Richard Smail motioned for adjournment.

Bill Victor seconded the motion.

Board voted unanimously to adjourn.

Meeting adjourned at 10:20pm.