

Tonto Hills Improvement Association  
MINUTES  
of the ANNUAL GENERAL MEETING

Thursday, March 29, 2007  
7:00pm- Christ the Lord Lutheran Church

The meeting was called to order at 7:00pm by President Rick Nelson.

**BOARD MEMBERS PRESENT:** Rick Nelson, Carol Landauer, Denny Maples, Richard Smail, Ann DiChiara

**ABSENT:** Rick Ersland, Chris Camiolo, Bill Victor, Therese Fontaine

1. **ITEM INTRODUCTIONS:** Rick Nelson thanked the Board, the ACC, and the THVFD for their service to the community. He also thanked Frank Villars for maintaining the front entrance, and Robert Kroger for researching issues and providing other assistance.

2. **ITEM OPENING COMMENTS:** In order to clarify proxy rules, Rick Nelson read a memo from the law firm of Carpenter and Hazelwood stating that THIA does not follow HOA statutes, and therefore allows proxy votes.

3. **ITEM APPROVAL OF 2006 AGM MINUTES:** Charles Dunning motioned to approve minutes. Sharon Hayes seconded. Unanimously approved; motion passed.

4. **ITEM TREASURER'S REPORT:** M & I Bank Current Assets = Checking account- \$2,595.00; Savings account- \$54,393.00. Total Assets = \$56,988.00  
Budget unanimously approved without a first or second motion.

5. **ITEM REPORTS:**

ACC: Mike Rockwell reported that in the past year, the ACC approved 11 projects; final approval is pending on 2 projects. Final approvals included 3 new homes, 2 home remodels/garages, 2 swimming pools, 2 entry courtyards/driveways, 1 wall, and 1 landscape plan. Two home remodels/garages are pending final approval. Mr. Rockwell also reported that the ACC responded to 7 complaints.

THVFD: Darryl Van Duyn reported that 2 standpipes have recently been installed (located at Manana/Tonto Rds. and Deer Trail/Old Mine Rds.), bringing the total number to 13. He explained that standpipes should be available every 500 feet; currently ours are spaced 2200 feet apart. The THVFD would like to add two standpipes each year. Mr. Van Duyn warned of a bad fire season anticipated for 2007, noting 330 wildfires in Tonto National Forest in 2006. Mr. Van Duyn reported that THVFD recently purchased new radios but still needs a repeater so all the radios can receive calls simultaneously to increase efficiency and decrease response time. THVFD's grant application for funds to cover these costs was denied. Next, Mr. Van Duyn reported that group fire insurance

coverage through Rural Metro may be available for \$500 a year per household, \$64 per unimproved property. In order to receive this rate, every property owner would have to participate.

**WATER COMMITTEE:** Robert Kroger read a report prepared by Bill Victor stating that the due diligence process is continuing, and all viable alternatives regarding the water company are being investigated. To complete this process, an engineering assessment, appraisal, and audit of the current water company are needed. To cover those costs, the Water Committee is preparing to apply for a WIFA grant, pending approval of the THIA board. The grant application is due April 15; grant monies are available in July, and the process should take 3 months to complete. Additional Town Hall meetings will be held when appropriate.

**ENVIRONMENTAL REPORT:** Rick Nelson reported on three issues: 1) The front entrance is being diligently maintained for beauty and function by Frank Villars; 2) Dust and road surface continue to be issues of concern for the community. Maricopa County Department of Transportation has been provided photos of the roads, demonstrating how they have been graded below their original contour, thereby causing water breaks, power outages, etc. THIA's goal is to get the County to recognize the need to restore the roads to their original condition to protect underground systems and enable rain run-off to drain off the sides, not down the middle, of the roads. Regarding paving the roads, the County requested a broad survey be taken to clarify the wishes of Tonto Hills residents. Mr. Nelson reported that the Board has no official stance and is trying to let every voice be heard to determine community preferences. He noted that the lime AB mix applied to Tonto Road by Tom Bailey's house did withstand rain and reduced dust. Depending on community feedback, we could request this mixture be applied to all roads at the County's expense. The EPA has cut its allowable particulate matter requirement in half, but it remains unclear how this will impact Tonto Hills; 3) Mr. Nelson reported that the road leading to the Dean's home at the top of Old Mine has been dropped from the County's maintenance list, and has not been graded. Mr. Nelson asked for volunteers to help improve the road so emergency vehicles can have access to the Dean home. Any interested volunteers should contact Eric Luker (480-595-0341).

5. **ITEM OLD BUSINESS:** Rick Nelson reported getting quotes from three garbage removal companies regarding group rates. Waste Management offered the best quote, but cans must be brought down to the road, and one bill would be sent to the Association, which would then have to collect fees from each homeowner. Mr. Nelson determined that THIA does not have the account management resources necessary to accomplish that at this time. Eva Wendt expressed additional concern that an initial lower group rate may be misleading, as without competition that rate may increase over time.
6. **ITEM NEW BUSINESS:** Rick Nelson explained that the Draft Budget for the coming year is only a suggestion, designed to give the new Board somewhere to start based on prior budgets. The current yearly assessment is \$150 per property. Scott Smallish made a motion for a one-time assessment increase of \$34 per property to

cover the cost of a repeater for THVFD. Lou Snodgrass seconded the motion. (Total cost of the repeater system is \$7800.) Motion failed: 54-50. Discussion included the option of obtaining grant money, which would not be available until 2008. Eva Wendt offered the skilled services of her fiancé to help draft a new grant proposal. Billy Hayes questioned the benefit of THVFD when we have Rural Metro. Mr. Van Duyn explained that THVFD wants to be the first, faster response, as Rural Metro is farther away and may be on another call. Mr. Van Duyn also explained that Rural Metro asked THVFD to get this repeater system to improve communication between the fire departments. Rick Everett suggested using \$11,000 surplus from the general fund to pay for the repeater. Rick Nelson cautioned that decreasing the general fund will decrease the legal fund we hold in abeyance.

Billy Hayes made a motion for THIA to NOT fund three standpipes over the next two years, and instead use that money to fund the repeater system. Don Unthank seconded that motion. Motion passed: 56-46.

7. **ITEM ELECTION RESULTS:** Members elected to 2007-2008 BOD include: Carol Landauer, Denny Maples, Rick Nelson, Richard Smail, Kurt Blik, Bill Victor, Bill Hayes, Bob Malliet, Dave Seymour. Members elected to 2007-2008 ACC include: Eric Luker, Tom Bailey, Rick Patterson, Mike Rockwell, Scott Smallish, Rich Pagel. All four ballot propositions were defeated. Proposition tallies: Prop #1- Yes/49, No/55; Prop #2- Yes/62, No/42; Prop #3- Yes/40, No/64; Prop #4- Yes/52, No/49. (Note: All propositions were defeated as each did not receive a high enough percentage of the total vote, even if affirmations cast outweighed refusals cast.)
8. **ITEM MEMBERSHIP FORUM:** Eva Wendt discussed the road paving issue, noting that paved roads are not good for horses but if road paving is necessary, she asked that it be done right, considering durability and maintenance, equestrian needs, drainage, discrepancy between paved roads and unpaved driveways and the financial implications of that. Louis Lantz discussed getting the second access road, from Cave Creek Rd. to La Plata, back on the County's list and negotiating with the County to extend the access road to the Dean's house. Marilyn Flanders wanted the BOD to write Maricopa County to request that all overhanging vegetation be trimmed back throughout Tonto Hills, so cars won't be scratched. She also suggested that all cars, trucks, and recreation vehicles slow down in the community. Billy Hayes added that if cars slow down, dust will be reduced. General discussion ensued regarding road paving options in terms of materials, maintenance, costs, financial responsibility, etc.
9. **ITEM ADJOURNMENT:** Mike Rockwell made a motion for adjournment. Martha Stock seconded. Unanimously approved.

**ADDENDUM:** Results of Road Paving Survey

The results of the "Road Poll" are as follows; 87 members out of 232 responded (37.5% of the membership.) The response to our August 2006 survey was 25%. 47 voted for paving; 38 voted against paving; 2 abstained. This poll is by no means definitive and should not be construed as an Association consensus. As Tonto Hills continues its work with

Maricopa County Department of Transportation, we will solicit further input from members. No decision will be made concerning road surface(s) without an official vote of the members.