

Tonto Hills Improvement Association

MINUTES
of the MEETING of the BOARD of DIRECTORS

Wednesday, March 7, 2007
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, Rick Ersland, Carol Landauer, Ann DiChiara, Richard Smail, Denny Maple

ABSENT: Therese Fontaine, Bill Victor, Chris Camiolo

GUESTS PRESENT: Bill Hayes, Rick and Mary Pearson

1. **ITEM I OPENING COMMENTS:** Rick Nelson reported that the Board received a bill from the law offices of Marsical, Weeks, McIntyre, and Freidlander for legal services rendered in March-June, 2004, and April 2005. Rick Nelson plans to ask for guidance from former THIA Boards (2004, 2005) regarding how to respond.

Rick Nelson has received two mailed ballots and will deliver them, sealed, to Carefree Executive Services.

Rick Nelson reports receiving an email from a property owner regarding a lien notice the property owner received in the mail. Rick Nelson can find no record of the lien, and reported the Board will send a lien release letter to the County.

Dumpsters will arrive in Tonto Hills on Monday, March 12, 2007. They will be placed at the corner of Blue Wash and LaPlata. Tonto Hills volunteer firemen have offered to monitor the dumpsters and ensure their tidiness.

Tonto Hills Volunteer Fire Department is participating in information gathering discussions with Rural Metro and Scottsdale regarding fire coverage. At the THIA General Meeting, the Board will discuss the idea of increasing our assessment to cover fire protection for the whole neighborhood, rather than paying individually for separate coverage.

Frank Villars has asked that we pre-pay him \$100 at a time for paying bills associated with maintaining the front entrance landscaping and sprinkler system.

2. **ITEM OPEN FORUM:** Bill Hayes noted that the County chip-sealed the entrance but has not maintained the road, which now has holes in it. Rick Nelson reported that more discussions with the County regarding the roads are planned, and Rick will inquire about improving the condition of the entrance, as well as assert the need for the roads to be "made healthier, and brought up to grade."

3. **ITEM APPROVAL OF FEBRUARY 2007 MINUTES:** Corrections to the February minutes include: a) Item Five- last word should be “grant” not “loan;” b) The ACC requires 6 members, not 5.

Rick Ersland moved to accept the minutes as corrected. Denny Maple seconded. Minutes unanimously approved.

4. **ITEM TREASURER’S REPORT:** Ann DiChiara reported the checking balance to be \$1,472.52 as of 2/28/2007. The money market balance was \$63,391.28. Since the above balances were tallied, the treasurer has transferred \$6,000 from savings to checking to cover the cost of two standpipes.

Richard Smail motioned to accept the Treasurer’s Report. Rick Ersland seconded. Motion unanimously approved.

5. ITEM COMMUNICATIONS AND REPORTS:

ACC Report: Denny Maple reported the following: a) Lot 32- ACC sent letter out to property owner regarding re-drainage plan; b) Lot 28- letter of approval sent; c) Lot 29- guidelines reviewed, horse pen moved; d) Lot 125- plan approved and stamped; e) Lot 99- new construction anticipated in near future; f) Lot 184- request for pool house not acted on yet; g) Lot 148- County is involved in setback/lot line issues.

Environmental Report: Frank Villars replaced components to lights and sprinkler system at front entrance. He requested \$150 to replace plants (including fertilizer) destroyed by the freeze. Ann DiChiara motioned to approve \$150 for plants and fertilizer. Denny Maple seconded. Motion unanimously approved.

Water Committee: Town Hall meeting regarding water issues has been postponed as information-gathering is not yet completed.

Rick Ersland volunteered to arrange to have dumpsters replaced within 24 hours after being filled.

5. ITEM OLD BUSINESS:

AGM Election process: The Board agreed on the following process regarding election of Board members: 1) Ballots will be counted by Carefree Executive Services, and vote results will be announced; 2) If positions remain open, Board will take nominations from the floor; 3) If positions still remain open, Board will appoint members at a later date. Regarding the election of ACC members: 1) Ballots will be counted and results announced; 2) Nominations will be taken from the floor for remaining positions; 3) If openings remain, Board will appoint members at a later date, and Board will fill the role of ACC members in the interim.

AGM Agenda: Board reviewed the agenda and schedule for the General Meeting on March 29, 2007.

Rick Ersland requested that the Treasurer arrange the Treasurer's Report into an income/expense/balance format.

6. ITEM NEW BUSINESS:

Rick Nelson agreed to send Charlie Civer an email in response to Charlie's email questioning the clarity of the ballot poll question regarding paving the roads. Rick reported that it is too late to change the wording of the question.

Rick Nelson also agreed to look further into finding out what the original ground elevations of the roads were.

The THVFD has purchased radio repeaters for improved communications and increased safety for \$7,500. The Board discussed asking the community if they would be willing to pay for this via assessments, as a one-time expense.

The Board discussed the Kaufman/O'Brien letter regarding the County's failure to grade their cul de sac, even though they contracted and paid to have it done. Rick Nelson will write a letter to the County on behalf of the Board advocating for the Kaufman's and O'Brien's, reiterating to the County their obligation to regularly grade this cul de sac.

A sign will be posted on the Bulletin Board informing property owners of the dumpsters available for use in clearing their properties of dead brush and vegetation.

7. ADJOURNMENT: Rick Ersland moved to adjourn. Ann DiChiara seconded. Motion unanimously approved. Meeting adjourned at 8:10pm.