

Tonto Hills Improvement Association

MINUTES
of the MEETING of the BOARD of DIRECTORS

Wednesday, May 16, 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, Denny Maple, Richard Smail, Carol Landauer, Bill Hayes, Dave Seymour, Bill Victor, Bob Malliet, Curt Blik

GUESTS PRESENT: Tammy Seymour, Frank Villars

1. **ITEM OPEN FORUM:** Frank Villars critiqued the wording of the of the road paving survey question submitted to the community with the 2007 ballots, claiming the question did not contain enough information for members to make an informed decision. Mr. Villars also expressed extreme concern regarding the dust generated by the unpaved portion of Old Mine Road, and its negative health impact on nearby homes. Mr. Villars asserted that he wants Old Mine paved, and he is willing to personally pay for it. Some discussion followed regarding the current goals of the Roads Committee (which are to work with the County to restore the condition of the roads and to properly manage run-off issues before surface options are explored), PM10 issues, and the possibility of forming a Road Improvement District. Mr. Nelson and Mr. Villars disagreed about who then assumes liability for the roads: the Improvement District or Maricopa County. Mr. Villars said he would research it. Mr. Villars was appointed to the Roads Committee.

Tammy Seymour expressed concern regarding the limitations of the ACC's authority. She questioned whether the ACC is currently acting within Tonto Hills D of Rs guidelines. Ms. Seymour also noted that the ACC has not responded at all, or has responded after a long delay, to their queries and attempts at communication. Ms. Seymour filed a formal complaint (in reference to her personal building project) in writing to the Board which will be given to the ACC by Bill Hayes, Board/ACC liaison.

2. **ITEM SECRETARY'S REPORT:** Mr. Smail motioned to approve the March '07 minutes. Mr. Seymour seconded. In favor: 7/Opposed: 0/Abstained: 1 Minutes approved. Mr. Hayes motioned to approve April '07 minutes. Mr. Malliet seconded. Bill Hayes expressed a dissenting opinion in regard to Tom Bailey's comments made during Open Forum at the April Board meeting. Discussion ensued and the Board agreed to change the April minutes to read, "Tom Bailey *expressed his opinion* that there was confusion..." regarding the proxy votes. Dependent upon that change in the record, 8 approved the minutes, one abstained. Minutes approved.

3. ITEM TREASURER'S REPORT: Mr. Nelson reported the following account balances as of April 30, 2007: Checking- \$2,595.09 Savings- \$54, 777.52 Mr. Blik motioned to approve the Treasurer's Report. Mr. Victor seconded. Unanimously approved. Mr. Nelson reported that Mr. Smail volunteered to accept the responsibility of treasurer. Mr. Malliet motioned to approve. Mr. Victor seconded. Unanimously approved.

4. ITEM COMMUNICATIONS AND REPORTS:

ACC: Mr. Hayes reported that the ACC has approved the antenna for THVFD. On all other pending projects, ACC has asked for more information from property owners.

ENVIRONMENTAL REPORT: Mr. Seymour reported that a County transportation representative is coming to inspect the roads next week.

WATER COMMITTEE: Mr. Victor reported that WIFA application was submitted, and Tonto Hills will receive \$10,000 pending a vote for approval on June 20, 2007.

The Water Committee is considering alternative sources of additional funds, including a possible grant from the Department of Environmental Quality. Mr. Victor also reported that he met with Doug Mann of the City of Scottsdale, and has another meeting scheduled next week, to discuss Scottsdale's water standards and requirements. The Board discussed the three main options to resolve water issues: 1) Tonto Hills forming a water district and owning our own water company; 2) Tonto Hills forming a water district, followed by annexation to Scottsdale; 3) Scottsdale buying the water company after we petition to be annexed. Possible dire scenarios if the community does nothing were also considered. Board discussed possible dates for next Town Hall meeting.

5. ITEM OLD BUSINESS

Mr. Hayes inquired about construction sign requirements as the D of Rs require signs to be no more than 5' x 5' while the County has different rules. Mr. Maple suggested the Board issue a letter to lot owners requesting a reduction in sign size after a formal complaint has been filed. Mr. Malliet motioned to approve this suggestion. Mr. Maple seconded. Motion unanimously approved.

ACC Process and Procedures: Mr. Malliet questioned whether the ACC should try to enforce anything that is not covered by the D of Rs. Board proceeded to review, line by line, the proposed ACC Process and Procedures guidelines. Board agreed to several significant changes in the document. Review and alterations to be continued at next Board meeting.

6. ITEM ADJOURNMENT

Mr. Blik motioned for adjournment. Mr. Smail seconded. Unanimously approved. Meeting adjourned at 9:35.