

Tonto Hills Improvement Association

MINUTES
of the MEETING of the BOARD OF DIRECTORS

Wednesday, June 20, 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, Carol Landauer, Bill Hayes, Curt Blik, Bob Malliet, Dave Seymour, Bill Victor

ABSENT: Richard Smail

GUESTS PRESENT: Tammy Seymour, Frank Villars

1. **ITEM OPEN FORUM:** Frank Villars reported that his dog has valley fever and expressed concern that the illness could be related to the dust from unpaved roads. Mr. Villars also reported that according to his research regarding the formation of an Improvement District to pave the roads, property owners could form such a district and pay to pave the roads, according to County standards using County vendors. Upon completion of paving, according to Mr. Villars' research, the County then assumes responsibility for road maintenance. Mr. Nelson asserted that the salient question is who then assumes *liability* for the roads; Mr. Villars agreed to further research the answer to that question. Mr. Malliet pointed out that the County has done a poor job of maintaining the already chip-sealed section of Old Mine.

Tammy Seymour reported that she still has not received any communication from the ACC. Ms. Seymour sought clarification on the rights and responsibilities of the ACC. In an effort to improve communication between the Board, the ACC, and property owners, Mr. Hayes will invite the ACC to attend an Executive Session at the next Board Meeting on July 18, 2007.

2. **ITEM SECRETARY'S REPORT:** Mr. Hayes requested a correction to the May minutes regarding permitted sign size in Tonto Hills; 5' X 5' will be changed to 5 square feet. Pending this correction, Mr. Hayes motioned to approve the May minutes. Mr. Maple seconded. Corrected minutes unanimously approved.
3. **ITEM TREASURER'S REPORT:** Mr. Nelson reported that the combined Savings/Checking balance equals \$70, 746.93. Mr. Hayes motioned to approve Treasurer's Report. Mr. Seymour seconded. Motion unanimously approved.

Mr. Villars requested \$200 advances to cover expenses for front entrance maintenance, as needed. Mr. Malliet motioned to approve such advance monies to Mr. Villars. Mr. Hayes seconded. Motion unanimously approved.

4. **ITEM COMMUNICATIONS AND REPORTS:**

ACC REPORT: Lot 63 approved for corral. Lot 92 approved for Tough-Shed.

ENVIRONMENTAL REPORT: Mr. Seymour reported the County plans to chip-seal Old Mine Rd. between Deer Trail and Sombrero. Work will begin sometime between July '07 and June '08. Though there are no plans to repair existing pot-holes on Old Mine, Road Committee will request such repairs. Mr. Villars also expressed wish to pave Old Mine over to the mailboxes. Mr. Seymour reported that Maricopa County Department of Transportation wants to meet with residents of Tonto Hills to discuss road options. A Town Hall meeting will be scheduled for sometime in September.

WATER COMMITTEE: Mr. Victor reported that WIFA voted today regarding the \$10,000 grant money for Tonto Hills. The Water Committee voted to spend the expected WIFA money on an Engineer's Assessment/Report of the water company. An audit and appraisal of the water company are also being considered and planned. Mr. Victor also asked the Board's permission to complete a Department of Environmental Quality system evaluation questionnaire. This will help DEQ make an assessment of the water system that will then help support the process of getting additional monies from WIFA. The Board approved filling out and submitting the questionnaire. The Water Committee is planning a Town Hall meeting for late August in which representatives from Scottsdale's Planning Department will present information and answer questions regarding the Scottsdale option in regard to the water company.

5. **OLD BUSINESS: INSURANCE-** The Board reviewed last year's insurance policy which expires August 1st as compared to a potential new policy from State Farm. Mr. Malliet motioned to switch insurance policies to State Farm. Mr. Maple seconded. Unanimously approved.

ACC PROCEDURES: The Board continued to review and discuss ACC Process and Procedures document, editing and amending as needed for clarity and coherence.

6. **ADJOURNMENT:** Mr. Maple motioned to adjourn. Mr. Hayes seconded. Unanimously approved. Meeting adjourned at 9:25pm.