

Tonto Hills Improvement Association

President: Michael Jans
Vice President: Nancy Nelson
Treasurer: Kathleen Kuchta
Secretary: Diana Cole

I. Call to Order, Roll Call, & Attendance

The ACC meeting was called to order at 6:30 PM on October 20th, 2021. Committee members present; Bud Tolp, Sam Brandt, Steve Rensel and Mark Laliberte, Robyn Baker, Rick Nelson via ZOOM. Tonto Hills Association members present or via ZOOM were; Gary Rutherford. The meeting was recorded via ZOOM.

II. Opening Comments

Bud Tolp had no opening remarks and opened the meeting for public comments or questions by members.

Steve Rensel asked for clarification on the Committee's September decision on Lot 38. Bud Tolp summarized the owner's request to keep birds of prey on the property. The Committee passed the request to the THIA BoD for approval.

Gary Rutherford, Lot #077 new property owner in Tonto Hills introduced himself and expressed an interest in following the meeting process.

III. Approval of Consent Agenda

Bud Tolp moved to accept the meeting agenda, Rick Nelson 2nd, motion approved 6-0.

Bud Tolp moved to accept the meeting minutes of 22 September 2021, Sam Brandt 2nd, motion approved 6-0.

IV. Review of Projects

No projects were scheduled to be reviewed. However Bud Tolp provided an update on the activity on lot 224J. Bud also reported on an inquiry on another lot. The owners had some questions concerning setbacks of fences.

V. New Business

The Committee discussed the ongoing revision effort on the ACC's design review procedures. Bud Tolp is updating the Definitions section to include fences as a structure, the perc test disturbance approval process is being revised, and Robyn Baker ask that a section on new build impacts on neighboring properties site lines be considered.

VI. Review of construction projects tracking worksheet

No updates noted.

VII. Next Meeting Date

The next meeting will be at 6:30 PM December 8th, 2021 in person and via ZOOM. The meeting will be held in the education building of Christ the Lord Lutheran Church on Cave Creek Rd.

VIII. Adjourn

Bud Tolp made a motion to adjourn, Rick Nelson second, motion pass 6-0. Meeting adjourned at 6:53 PM