

Minutes: Winter Meeting (1/28/06)
Kohl's Tonto Creek Subdivision Homeowner's Association

Association President Richard Hand called the meeting to order at 12:55 p.m. and welcomed approximately 92 people to the Pyle Center in Tempe, Az.

The secretary's report was delivered by Linda Ribnik. She read the minutes from the summer meeting held on 7/9/05. These were accepted and approved as read.

The treasurer's report was read by Margaret Midlick for David Midlick. Last year \$5400.00 was collected
Expenses were \$4000.00 (these included insurance and dust abatement, though the dust abatement charges were a bit low as we were under charged by Virg Wagner)
The association had \$3700.00 in the bank.
Social committee/firewise money totaled \$1700.00 (designated as perhaps being used to match a firewise grant)
Total funds in the bank totaled: \$5400.00
Copies of the budget were available to see. The treasurer's report was accepted and approved as read.

Condolences were offered by President Hand on the deaths of:

Robert Morris lot#1
Arthur Verno lot#109
Rina Gordon lot #86
Dorothy Alexander lot#57
George Johnston lot#5

New residents were welcomed:

Dixie and Doug Lofthouse, lot #76
Stacey Brimhall lot#29
Marty Nielson lot #16
Hartnell family lot#45

Gasser family lot# 68

Old business:

Dust abatement, Road treatment: Virg Wagner reported that we were in better shape this year than last year due to decreased rain and snow. There were, however, some pot holes present. He estimated a cost of \$4,000.00 for road treatment this year. \$2,500.00 is needed for the materials alone. We were undercharged last year. He hoped to treat the roads in March or the first part of May. Virg answered questions about the road treatment and he was thanked for his efforts.

Clean-up Day was set for May20, 2006. It was coordinated by Don Ross and Pat Sullivan.

Future slate of officers: President Hand asked members to be thinking of candidates for Association officers for the next year.

911 Addresses : All green plates are in hand and the subdivision will be in compliance in 2 weeks. Homeowners need to put their 911 addresses on a non-combustible place, not on a tree or post. ISO- rates fire departments for insurance companies. The 911 addresses were not given to the CKFD- so it looks like we do not have fire coverage. Your insurance company, on renewal, may charge you more because it appears that you don't have fire dept. coverage. Homeowners were urged to contact Margaret Midlick if there are problems. She has maps to show that the subdivision has Fire Dept. coverage.

Highway 260 update: It's not complete.

New Business:

Garbage Bins: A discussion was held among several homeowners about large garbage bins or dumpsters and placement of these and sharing among several families. Dick Lamb and David Demaine discussed how they shared dumpsters with several other families. Homeowners are encouraged to e-mail others and do the same.

Fire Belles of CKFD: Phyllis Agnew reported that anyone who lives in the CKFD district can be involved in the Belles. They do fund raising but want to expand to organizing hikes, crafts and quilting.

Kohl's Ranch Fire Department building: The Kohl's Ranch Lodge (ILX) is considering tearing down the building. It may happen in 2 years.

Firewise Presentation: Gary Roberts of the USFS highly commended the KRHOA for its activism, not all HOA's are equal and ours is to be commended. He discussed the various handouts he brought on topics of fire prevention. The Payson firefighters, for the past 10 years of the drought, have caught and extinguished 86.3% of all fires at the half acre spread. 60% is good, our Payson firefighters are great! 4200 acres have been treated by thinning with or without prescribed burns. From 2004-2006 119,500 acres have burned. The Willow fire last year was the second largest fire ever. Kohl's Ranch was on notice as was Thompson Draw. Prescribed burns create fuel breaks. Piles of wood will still be burned.

The weather is not helping. Weather records have been kept since 1931 and the period of 9/05-1/06 has been the driest since 1931. This year is a severe situation. Unless the weather changes, this year will be worse than last in terms of fires. Gary discussed the various types of fuel in the forest and how fast they burn. Firewise breaks up the continuous fuel beds. He discussed possible restrictions on the forest as early as March with closures soon after. Gary discussed the possible return of the bark beetles with decreased moisture. He had a handout on how to write an effective letter to get better funding.

Split the pot Raffle: The raffle was won by Dick Lamb, for \$67, which he donated back to the association.

Summer meeting will be held on 7/8/06 at 5:00 p.m.

The meeting concluded at 2:30 p.m.