

The Foothills Clusters Homeowner Association
DRAFT MINUTES - BOARD OF DIRECTORS MEETING

Date/time: July 11, 2016 at 6:30 p.m.

Location: Village Inn, 6251 N. Oracle Road

1. CALL TO ORDER/ROLL CALL

- A. The meeting was called to order at 6:33 p.m.
- B. Roll call

Board Member	Present	Absent	Proxy
Aletha Kalish	X		
Bob Newcomb	X		
Brian Bickel		X	
Dave Spire		X	
Donna Sanders	X		
Laura Sheets		X	
Tim Strong	X		
Pat Tapke	X		
Open			

- C. A quorum was present.
- D. The next board meeting will be held on Monday, August 1, 2016 at Village Inn, 6251 N. Oracle Rd.

2. APPROVAL OF PRIOR MEETING MINUTES

- A. Motion to accept the Minutes of the June 6, 2016 Board Meeting was made, seconded and passed.

3. PRESIDENT'S COMMENTS

Aletha Kalish expressed her thoughts regarding the necessity to move forward with our road repair project and the board's duty to enforce the CC&Rs. Aletha indicated that these will be the topics addressed in her Letter from the President in the upcoming Newsletter.

4. TREASURER'S REPORT

In Brian's absence, Aletha reviewed the attached BALANCE SHEET as of 6/30/2016, A/R AGING SUMMARY as of 6/30/2016, and TRANSACTION LIST for June, 2016.

- A. Motion to accept Treasurer's report was seconded and passed.
- B. The INDEPENDENT ACCOUNTANT'S COMPILATION REPORT for year ended December 31, 2015 prepared by Holm & Valenzuela, and 2015 Tax returns were distributed to Board member prior to the meeting for review. Copies were available for members attending the meeting and available upon request from any member of the Association.
- C. Joe Mucenski asked the Board to investigate the possibility of moving the assets currently held in Wells Fargo Savings account into account(s) that were equally safe but offering a higher yield. The matter was tabled for discussion at the August meeting when Brian will be present.

5. COMMITTEE REPORTS

A. Architectural Control Committee with CC&R Enforcement:

1. Report attached.
2. There were three ACC change requests discussed at the June, 2016 meeting which have been resolved.
3. Under new items, Bob indicated that there has been a long standing issued with white roofs. Article VII, Section 10 of the CC&Rs states, "No white or near white roofs will be placed on any structure herein." Unfortunately, the inconsistent enforcement of the CC&Rs by past Boards has resulted in a situation where there are currently a substantial number of homes in the neighborhood with white roofs. Discussion at previous board meetings indicates there is some support for changing the CC&Rs to allow white roofs based on the belief that white roofs may be more energy efficient than non-white roofs. Bob consulted with the Association's attorney who indicated that the Board needs to make a decision to either move forward with changing the CC&Rs to allow white roofs **or** develop a plan to deal with the existing white roofs. A motion to enforce CC&R policy regarding white roofs was made and seconded. Discussion related to the tone and timing of enforcement resulted in an amendment to the motion to include having the attorney draft a letter with a friendly tone for board review, that would notify homeowners with white roofs that their roofs are out of compliance with the CC&Rs and allowing correction of non-compliant roofs to occur over a period of time. The amended motion was seconded and passed by a vote of 3 for, 1 against and 1 abstaining.
4. Tim Strong indicated that as individual homeowner and not as a member of the board, he plans to put together a line-by-line revision to the CC&Rs to be distributed to homeowners with a request for feedback.
5. Architectural Control Policy and Guidelines. Bob distributed a draft Architectural Control Policy and Guidelines. Board members are asked to review the draft and give feedback within the next week or two.
6. Non-compliant fence at 3732 E. Guthrie Mountain. The homeowner, Brian Bickel, who is currently serving on the board, was notified in April, 2013 that the fence he installed was out of compliance with the CC&Rs. Efforts over the past two years to come to some resolution of the situation have failed and the committee recommends sending a letter to the homeowner indicating the fence is out of compliance and needs to be removed. Motion was made seconded and passed by a vote of 4 in favor and 1 against.

B. Landscape & Roads Committee:

1. Report attached.
2. Attached to the report is the draft Petition to Modify the Articles of Incorporation of the Foothills Clusters Homeowners Association, Inc. Irene went over the petition and the proposed timeline for moving forward. It was noted that the schedule did not include a

meeting for approval of a special assessment which should be included. There were questions regarding the second to last sentence of the petition which reads, "This amendment is proposed to allow the Board of Directors to borrow sufficient funds for the repair of the Association streets, but is not restricted to that activity.", and questions as to whether Article XI of the Articles of Incorporation should go back to a maximum debt limit of \$50,000. The petition needs to be reviewed by the Association's attorney and she will be asked to provide some checks and balances.

3. Congratulations to the Roads Committee for correction of the problem with the entryway lights.

C. Business Process Committee: No Report – see discussion under Roads Committee.

D. Communications Committee (No Report):

1. The committee asks that all articles to be included in the upcoming Newsletter be submitted to Bob by July 15, 2016.

E. Nominating Committee: No Report.

1. Pat submitted an article to be included in the Newsletter asking for volunteers for the committee.

F. Welcoming Committee:

1. The committee did not receive any notifications of new homeowners since the last meeting.
2. Welcoming Committee will plan a get together for the Fall.

G. Finance Committee (No Report):

1. No report pending petition to change Articles of Incorporation.

6. OLD BUSINESS

- A. Questionnaire – Tabled until the August meeting.
- B. Review committee job descriptions and goal – Table until the August meeting.
- C. Status of Administrative Assistant – Pat indicated she has contacted several HOA Management companies and will meet with Cadden Management who indicated they could possibly support our HOA with administrative assistance.

7. NEW BUSINESS – None

8. MASTER ASSOCIATION

- A. A copy of the Master Association financial report for the period ending December 31, 2015 was given to Aletha who will forward to all Board members.

9. The meeting was adjourned at 8:35 PM.

10. ATTACHMENTS: (TBD)