

Foothills Clusters Homeowners Association
Board Meeting
January 5, 2015

Board meeting called to order at 6:37pm by Aletha Kalish

Roll call:

Aletha Kalish	Present
Brian Bickel	Present
Dena Petersen	Absent (proxy)
Bob Newcomb	Present
Dave Larrabee	Present
Dale Prescott	Present
Dave Spire	Present
Scott Simpson	Absent
(vacant)	

Quorum is present.

Next board meeting will be held Feb 2 at 6:30pm. Aletha prefers it not be a long meeting, since she's leaving for China very early the following morning.

Minutes from December meeting:

Minutes for the December HOA Board meeting were not yet available for review or approval. They will appear on the February agenda.

President's comments:

Aletha discussed rates and potential contracts for garbage and recycling pickup in the Clusters, giving details for Arizona Sanitation Service and Waste Management. She pointed out that Arizona Sanitation's rate of \$13.95/month was an introductory rate only and is good for one year. The second year it increases to \$17.95. For a contract with the HOA the rate would be 15.50/mo (\$62/quarter) and \$25 setup waived. 95 gal garbage, 65 gal recycle. They offer annual bulk pickup for no charge. She then described what information she got from Waste Management, but they hadn't responded to her calls. Waste Management would charge \$16.50/month if we sign an HOA contract with them. The contract does not require a minimum percentage of neighborhood participation.

Aletha read aloud a statement from the Master Association. The statement had no identified author. It referred to a small portion of land that the Master Association is in the process of transferring from the Common Area to a Clusters homeowner as a means of releasing the association from liability and responsibility for a portion of property that has been altered by a homeowner.

Aletha is working to determine the term dates for two of our representatives to the Master Association: Dale Prescott and Frank Sedlar.

Aletha announced that she intends to call an executive session at the end of February regarding the handling of past-due accounts. Due to the sensitivity of the topic, she feels it should be in a closed session. She proposes dealing with those in arrears individually and respectfully rather than immediately going to a collections agency or attorney.

Aletha is asking the board to charge the roads committee to do four things:

- Solidify the members of the committee and the meeting times so that we, and the members, know who is involved and what work is happening and when
- Wants someone to verify with Pima County that, as we have heard, they could send an advisor to provide an objective assessment of our roads and what we should do with them. Brian Bickel identified this person as David Cummings
- Research independent consultants for our roads. A Clusters member has provided information in the past, but she feels that we need to also get input from an outside, independent person.
- She would like the committee to report back to the board on these items during the February 2 board meeting

Move to direct committee: Aletha Kalish
Second: Brian Bickel
Vote: The motion carried

Dale Prescott volunteered to join the roads committee. At that point, Brian Bickel offered to pass chairmanship on to Dale, who accepted.

Treasurer's Report

Brian Bickel presented the Treasurer's Report.

Right now we require two board signatures for each check and have only two signatories, Brian and Aletha. This is an HOA policy, not a bank requirement, so Brian signed some with a single signature only in order to avoid late fees. We have a debit card, which is the equivalent of a no-signature check. Also, we use electronic payment – 90% of Hinshaw's transactions were electronic. Basically this is the way of finance with today's technology. Brian asked that anyone who is bothered by these policies see him.

We have an old operating account at Wells Fargo that maintain in order to preserve historical data. The bank said that the data would remain available to us even if we close that account. Statements are available for 8 years. We carry \$100,000 in that account. Brian recommends to the Board that we close that account and move the money either to our savings account or our operating account at Wells Fargo. We have more money in this bank than is covered by FDIC. We also have about

\$100,000 at Compass Bank. Because we have so much money on deposit we can be handled by a private Wealth Management Banker, which may increase our insurance coverage to \$750,000 (Brian will verify). Brian advocates closing the Compass account as well and consolidating the money.

In response to a question from Aletha about our fiscal year being July through June, Brian explained that even though the IRS denied our previous request to change our fiscal year, we did a tax return for fiscal year 2012 and then did a stump return for July through December 2012 and another full return for calendar year 2013, so our fiscal year is now the same as the calendar year.

Move to approve report: unk
Second: Dave Spires
Vote: The motion carried

Landscape & Roads Committee

Brian reported on the committee this time, although Dale is the new chair and will report beginning next month.

Brian has worked with Joe White at Bates Asphalt & Paving, who has worked with us in the past. He will forward contact information to Dale.

Brian pointed out that many short stone walls are actually in the Limited Common Area.

There was a motion to accept the report, it was seconded, voted on, and the motion passed.

Business Process Committee

Brian discussed a neighborhood survey to get input from neighbors on how they feel about certain areas.

There was a motion to accept the report, it was seconded, voted on, and the motion passed.

CC&R Enforcement Committee

Nothing occurred this month.

Architectural Control Committee

Bob Newcomb discussed the Architectural Control Committee report. This included a request for approval of funding the hiring of our attorney. Bob moved that the board approve a maximum of five hours of our attorney's time for answering specific questions posed by the Architectural Control Committee.

Bob Newcomb proposed the following outcomes for these projects:

1. 3456 E Guthrie Mountain Pl (lot 499) – sunroom conversion. Proposed approval. Board voted to approve.
2. 3677 E Kingler Springs Pl (lot 412) – carport conversion. Proposed to disapprove due to incomplete information. Board voted to disapprove.

3. 3732 E Guthrie Mountain Pl (lot 241) – Fence. Still in progress, the committee is awaiting full submission.

The committee raised the idea of working more closely with the CC&R Committee as well as delineating certain types of issues between the two committees.

There was a motion to accept the report, it was seconded, voted on, and the motion passed.

Old Business

No old business

New Business

No new business

Alisha Kalish adjourned the board meeting at 8:36pm