

The Foothills Clusters Homeowner Association
MINUTES from BOARD OF DIRECTORS MEETING

Date/time: April 6, 2015 6:30 p.m.

Location: Catalina Foothills High School, House #1, Seminar Room

I. CALL TO ORDER/ROLL CALL

Board meeting called to order at 6:32 PM by Aletha Kalish, President.

Roll Call

Board Member	Present	Absent	Proxy
Aletha Kalish	X		
Brian Bickel	X		
Dena Petersen	X		
Bob Newcomb	X		
Dave Larrabee	X		
Dale Prescott	X		
Dave Spire	X		
Scott Simpson		X	
Irene Barg	X		

Quorum is present

Next board meeting will be held Monday, May 4, 2015, 6:30 PM.

Scott Simpson resigned from the board due to personal issues. We all wish him the best.

II. APPROVAL OF DECEMBER MINUTES

Minutes for December HOA Board meeting were not yet available for review or approve.

Brian motion to file the December minutes as incomplete.

Motion seconded and passed.

II. APPROVAL OF MARCH MINUTES

Minutes for March HOA Board were available in hard copy.

Brian motion to approve the March minutes.

Motion seconded and passed.

IV. PRESIDENT'S COMMENTS

Aletha thanked all the sub-committees for their hard work. She has booked the same meeting room through December, 2015.

V. TREASURER'S REPORT

Brian Bickel presented five documents in his Treasurer's Report:

1. FCHOA Check Detail, March 2015
2. FCHOA Profit and Loss

3. FCHOA Balance Sheet
4. FCHOA Budget Overview: FY 2015 Budget – FY15 P&L
5. FCHOA A/R Aging Summary

Brain gave an overview of each document. Brian went door-to-door to deliver Assessment Notices for the 18 properties that are over due. He is working with these homeowners with flexible payment options. Any fees overdue for 91 days or more are turned over to a collection agency.

Dale motioned to accept the report.
Motion seconded and passed.

VI. COMMITTEE REPORTS

a. Landscape and Roads Committee

Dale presented two reports:

1. FCHOA 2015 Road Repairs:
Three bids (Tucson Asphalt, Bates Paving and Granite Construction) were received for asphalt patching in various locations. Tucson Asphalt and Bates were almost identical in cost, where as Granite was more than doubled. Since the FCHOA has had good experience with Tucson Asphalt in the past, it was determine to award the work to them for a cost of \$8,281.89. Dale reports that work should begin in the next couple weeks. This work should have minor impact on the neighborhood. In the area of Marshall Gulch 3700 & 3800 addresses there will be some cut/replace of areas from 20-to-100 square feet. The contractor will work to keep the flow of traffic for local access on this street.
2. FCHOA Roads Rehabilitation/Renovation Project:
During this process five options were considered to a greater or lesser degree:
 - Do nothing but patch and leave the streets as they are.
 - Overlay the present streets with a double chip seal.
 - Overlay the present streets with two inches of new asphalt.
 - Mill off the current asphalt and integrate it into the current base and repave with two to three inches of new asphalt.
 - Mill off the current asphalt and repave with two to three inches of new asphalt.

There was a long discussion about the latter two options plus the Treasurer led a discussion about how we might go about paying for them. The end result was that the Roads sub-committee needed to explore the last two options a little more and report back to the HOA Board.

The Aletha motion that we get some more realistic numbers, before moving forward.
Motion to accept, seconded and passed.

b. Business Process Committee

The Treasurer reported the realtor forms would be posted to the Foothills Clusters web site. There was no motion to accept the report, the President indicated that the sub-committee reports were updates to progress, and need not be approved.

c. Architectural Control Committee

Bob Newcomb presented the Architectural Control Committee (ACC) report. Status of the following projects:

- I. Lot 318 - Application for a screening fence.
Fence is already installed, issue has been transferred to the CC&R Enforcement Committee.
- II. Lot 365 - Application pending for roof maintenance and solar power
- III. Lot 490 - Application pending for home expansion (larger rooms)
Plans were submitted, without an HOA application. The CC&Rs say if we have not approved “plans” with 30 days, it’s is automatically approved.

Bob motioned we “disapprove” these plans until we get an HOA application.
Motion to accept, seconded and passed.

Bob investigated County requirements regarding setbacks for the front, side & rear of properties, and concluded this was a County issue, not a HOA issue.

d. CC&R Enforcement Committee

Dave Larabee said there was no news to report.

VII. OLD BUSINESS

Dave Larabee reported that placing the 15 MPH speed limit signs in the cul-de-sacs were more expensive to presume further.

Dena reported that using LED to lower the electricity bill on the east side has been installed.

VIII. NEW BUSINESS

- a. Report on Secretary Duties meeting on March 25, 2015.
Aletha, Bob, Brian & Irene discussed how to distribute some of the Secretaries duties to other members of the board. The primary impact was in three areas: 1) A record of HOA members, address and lot number; 2) Respond to requests from title companies in relation to the transfer of a property within the Clusters; 3) Respond to request for status or other information from members or the public. Brian, as Treasurer, agreed to continue to respond to these requests.

IX. MASTER ASSOCIATION

Aletha reported that the Master’s Association on March 8, 2015 went well but low turnout from the Clusters. The focus of the meeting was communication between the various associations that make up the Master Association.

X. ADJOURN

Adjourn 8:45 PM.

