

The Foothills Clusters Homeowner Association
MINUTES – ANNUAL MEETING OF MEMBERS

Date/time: November 15, 2015 at 2:00 PM

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

1. CALL TO ORDER

The annual meeting of the members of Foothills Clusters Homeowners Association was called to order at 2:12 PM by Aletha Kalish, President.

2. ROLL CALL

Board of Directors present: Aletha Kalish, Bob Newcomb, David Larrabee, Dale Prescott and Irene Barg

Members present: 24 – see attached sign in sheet

Proxies: Upon information and belief there were approximately 40 additional absentee ballots counted.

Quorum requirement of 37 members was met.

3. COLLECTION OF BALLOTS

Aletha Kalish explained that the ballots submitted are being verified against a master list and then they will be counted for each candidate by the nominating committee. There are six (6) open positions on the Board – the three, 3-year terms of Brian Bickel, Dale Prescott and Dave Spire; two, two-year term open due to the resignation of Dena Peters and Scott Simpson; and one, one-year term open due to the resignation of David Larrabee. There are four candidates on the ballot. The three candidates receiving the highest number of ballots will be elected to the open three-year terms and the fourth candidate will be elected to one of the open 2-year term. After the election of board members at the annual members meeting, the Board will hold a Special Meeting at which time they will elect officers (pursuant to Article VIII or the By-Laws), set the annual assessment for 2016 (pursuant to Article IV of the CC&Rs) and fill any vacancies on the Board (pursuant to Article IV and VIII of the By-Laws).

4. PRESIDENT'S REPORT

- Aletha Kalish reported that the Board has been working hard this past year to be more transparent and to be pro-active about CC& R violations and Architectural Control changes. Much progress has been made but there is a great deal of work ahead of us.
- The location for the next 6 board of directors meeting will be Catalina Foothills High School, House #1, Seminar Room.

5. TREASURERS REPORT (see attached)

- It was reported that a budget for the year 2016 will be developed after The amount of the 2016 assessment has been determined.

- Expenses for the year 2016 are expected to be approximately \$25,000 to \$30,000.
- Accounts Receivable – there are 8 properties that have assessments in arrears and will be turned over for collection to a professional agency.

6. ARCHITECTURAL CONTROL COMMITTEE (see report attached)

- Bob Newcomb reported that the Architectural Control Committee' main accomplishments for 2015 were to appropriately handle ACC change applications and approvals and to subsume the CC& R committee into the Architectural Control Committee.
- One of the challenges has been whether to follow the language of the governing documents to the letter versus a looser interpretation.
- One issue that needs to be addressed is white roofs. There are some members who believe that white roofs are more energy efficient and should therefore be allowed in conflict with the governing documents. Various options regarding white roofs are being considered including amending the CC&Rs to allow white roofs and allowing people with white roofs to recoat the roof in a non-white color over time.
- Plans for 2016 include: getting a pulse on what changes if any, the community would support; possibly use the website for input; publicize the CC&R details in Newsletter; develop specific guidelines for enforcement of CC&Rs; create a Welcoming Committee who will inform new homeowners about CC&Rs, requirements for architectural changes and other issues in the Clusters; amend CC&Rs in areas where they are vague and antiquated.

7. BUSINESS PROCESS COMMITTEE

- The Business Process Committee is waiting for a decision as to how the Road's Committee will proceed with road repairs and financing.

8. ROADS AND LANDSCAPE COMMITTEE (See report attached)

- A petition to ask Pima County to repair and repave Evans Mountain and Ventana Canyon is being circulated in the neighborhood and is available at the entrance to the meeting room. Tim Strong and Doug Everett are coordinating this effort.
- Discussion regarding dumpsters included concerns that the dumpsters are placed too close to bus stops and damage to Ventana Canyon which was torn up by the placement of the dumpster. The Committee will identify 6 locations and change the Ventana Canyon location to the other side of the road. All dumpsters were pulled and emptied at least once.

9. FINANCE COMMITTEE

- The Finance Committee will review options for financing the roads and report to members.

10. MASTER ASSOCIATION

- Dale Prescott explained that there are four sub associations that comprise the Master Association. The sub-associations are Foothills I, Foothills II, Foothills Clusters and Foothills Townhomes. Pursuant to the Master Association By-Laws the Board of the Master Association is made up of two (2) representatives from each association. It was determined that Foothills Clusters would have a third representative to the Master Association Board because 367 of the 649 members live in Foothills Clusters and 80% of the 200 acres of Common Area owned by the Master Association is adjacent to Foothills Clusters property. The Master Association owns the Common Area but not the Limited Common Area or the private streets in each subdivision.
- It was stated that in the event of a dispute between the Master Association and the sub association, the Master association prevails.
- The Annual Meeting of the Master Association is set for January, 2016.
- The Master Association is charged with general maintenance and trimming of the Common Area. There are two interpretations – to take undergrowth or do nothing.

11. CALL TO THE AUDIENCE

- Members expressed concerns about speeding along Evans Mountain and Ventana Canyon. Sunrise and sunset are the worst times because at times, it is extremely difficult to see pedestrians and cars. Suggested that the Communications Committee include an article in the Newsletter and individual members spread the word in the neighborhood.

12. OFFICIAL BALLOT COUNT

- Laura Sheets, Brian Bickel and Donna Sanders are elected to serve 3-year terms and Dave Spires is elected to fill a two-year term.
- Joe Mucenski and Dan Weisz were elected to the two open 3-year terms for the Master Association.

13. There being no further business, the meeting was adjourned at 3:35 PM.

14. ATTACHMENTS:

- Three (3) sign in sheets
- Balance Sheet as of November 15, 2015
- Architectural Control Committee Report
- Roads Committee Report

