

The Foothills Clusters Homeowner Association
MINUTES from BOARD OF DIRECTORS MEETING

Date/time: March 2, 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 6:40 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 | |
| (vacant) | | | |

Quorum is present

Next board meeting will be held April 6, 2015, 6:30 PM.

II. APPROVAL OF DECEMBER MINUTES

Minutes for December HOA Board meeting were not yet available for review or approve.
Move to table, seconded and passed.

II. APPROVAL OF FEBRUARY MINUTES

Minutes for February HOA Board were available in hard copy.
Move to accept, seconded and passed.

IV. PRESIDENT'S COMMENTS

Aletha reminded everyone of the date, time and location of the next Master's Association was:

Sunday, March 8, 2015 3 PM to 4:30 PM
Held at the Jewish Community Center
In the J-CARE Room on the 2nd Floor, Elevator Available

Aletha encouraged us all to attend.

V. TREASURER'S REPORT

Brian Bickel presented the Treasurer's Report.

The most expensive item last month was postage. Balance as of February 28, 2015:

- Total bank accounts \$544,894
- Total accounts receivable \$9,670
- Total other current assets \$60
- Total current \$554,624

Who is doing audit and tax returns?

How much money do we need to keep in reserve for roads, i.e. enough to fix what breaks. We need to figure out what monies we need before we need them.

Brian has 20+ unpaid assessments. Got a request from a title company, which says, “you understand you are under contract with the FCHOA?”

Brian motion to close the \$114,000 Compass account and move to Wells Fargo (WF):

Move to accept, seconded and passed.
Aletha will close the account.

Brian motion to reorganize the HOA operating account in Wells Fargo (\$79,000) to:

- Move WF checking monies to savings.
- Move to close OLD operating account to savings.

Move to accept, seconded and passed.
Brian will implement these changes.

Brian received assessments from County of \$5/parcel on non-owner occupied. He also sent out late fee statements in February 2015. He suggests that homeowners that use Bill Pay make sure that they use the correct FCHOA PO Box:

FHCHOA
PO BOX 64569
Tucson, AZ 85728

Dena wants to talk about lights currently \$32/mo on West end uses a halogen bulb. The fixture on the East side only costs \$17.52/mo and has a compact florescent. Another option is to replace halogen with an LED at cost of \$80 for replacement fixture.

Dena motion to talk with Larry Davies and ask to spend up to \$200.00 to get light fixture fixed.

Move to accept, seconded and passed.

VI. COMMITTEE REPORTS

a. Landscape and Roads Committee

Brian reported that the road committee met 3-4 times and made 2 recommendations:

1. Brian motion for the committee to be allowed to fix potholes not to exceed \$14,999.

Move to accept, seconded and passed.

2. Committee's long-term goals:

Members of the committee met with PIMA County Department of Transportation (PDOT) representative, David Cummings who expressed the following options to fix our roads:

- 1) Double Chip Seal – Seals surface, no improvement of ride or aesthetics; lasts 8 years +/-.
This option is not being considered because of its lower cost/benefit.
- 2) Structural Asphalt Overlay, 2". – Repairs ride; cracks will reflect thru in about 2 years; good condition for 10 years; degrades quickly after that and in failed condition in 15 years.
- 3) Full depth base, 2" asphalt overlay. Repair base by pulverize and re-compact existing asphalt. Repairs base; new ride; good condition for 10 years; fair condition for next 5 years; failed condition in about 20 years.
- 4) Pulverize roads, re-compact, lay 2.5" asphalt over 4" base, meets County standards. Brian asked Mr. Cummings if the additional 0.5" adds to the life of the roads? Mr. Cummings said yes.

Options 2-4 require an additional \$180/man hole, survey marker and water valves to be raised and does not include cement collars.

Brian wants to meet with Civil Engineer with Waste Water County Project Manager and was involved with the Casas de Ventana roads project.

The DCC Feasibility Study, 2008 document estimates our total sq. ft. of roads is 440-525 sq. ft. We need a permit with the County to do this because our roads are in the County Right-of-Way.

Brian motion to send out Request For Proposals (RFP) for three options (2-4 above).
Move to accept, seconded and passed.

b. Business Process Committee

Mary? Reported that there were 88 responses to survey. Copies of the survey will be posted to the Nextdoor & FCHOA web sites by end of the week. Mary believes it was a good first attempt to get input from homeowners. She encouraged all to take a look at the comments section of the survey.

There was a motion top accept the report.
Move to accept, seconded and passed.

c. Architectural Control Committee

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

1. 3677 E Kingler Springs Pl (lot 412) – garage extension got neighbor’s signatures. We had special action without meeting. Board approved by email approved to move forward.
2. 3809 E Marble Peak Pl (lot 334) – wants to put garage in front of space that was on old garage converted to living space.
3. 3478 E Nugget Canyon PL (lot 505) – Project was approved at February meeting and completed.
4. 3300 E Ventana Canyon – Owner wants to place solar panels on south side. Motion was made to approve, discussion followed, and approved.
5. E Diablo Canyon Pl (lot 358) – Project to build a 3.5 foot wall of slump block. Received all bordering neighbors signature except one. Motion was made to approve, discussion followed, and approved.

There was a motion top accept the report.
Move to accept, seconded and passed.

d. CC&R Enforcement Committee

Dave Larrabee presented the CC&R report. Two items were discussed:

1. Red fence at? Location was removed.
2. There was a motor home in a driveway. Owner says will move it eventually. Issue still not resolved.

There was a motion top accept the report.
Move to accept, seconded and passed.

VII. OLD BUSINESS

President, Aletha: none

VIII. NEW BUSINESS

- a. Election of new Secretary or appointment of acting.

There was a motion to appoint Irene Barg as Secretary.
Move to accept, seconded and passed.

- b. Dumpsters
Brian stated that dates for dumpsters have not been set. Suggested dates are April 11-12 and April 18-19, 2015. No motion was made.
- c. Garage Sale – Suggested date Saturday, April 25, 2015. No motion was made.
- d. Post 15 MPH signs in cul-de-sacs: Dave Larrabee suggested the Board post 15 MPH speed limit signs on all FCHOA cul-de-sacs.

Dave motioned to obtain a cost estimate to implement.
Move to accept, seconded and passed.

IX. MASTER ASSOCIATION

Reminded the date, time and location of the next Master's Association was:

Sunday, March 8, 2015 3 PM to 4:30 PM
Held at the Jewish Community Center
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Aletha encouraged us all to attend.

X. ADJOURN

Adjourn 8:05 PM.