

The Foothills Clusters Homeowner Association
MINUTES - BOARD OF DIRECTORS MEETING

Date/time: Monday, July 9, 2018 at 6:30 p.m.

Location: Jewish Community Center, 3800 E. River Road, Tucson, AZ.

1. CALL TO ORDER/ROLL CALL

1. Call to Order – the meeting was called to order at 6:38 p.m.
2. Housekeeping – sign in roster, cell phones.
3. Roll call

Board Member	Term Expiration	Present	Absent	Proxy
Brian Bickel	2018	X		
Donna Sanders	2018		X	
Douglas Hughes	2018		X	
Irene Barg	2019			X
Frank Karnauskas	2019			X
Bob Rosaldo	2019		X	
Aletha Kalish	2020	X		
Pat Tapke	2020	X		
Scott Simpson	2020		X	

4. A Quorum was present
5. Next board meeting Monday, August 6, 2018, 6:30 pm. at the Jewish Community Center, 3800 E. River Road, Tucson, AZ.

2. APPROVAL OF PRIOR MEETING MINUTES

1. Approval of the minutes from the June 4, 2018 will be tabled until the August 6, 2018 because the minutes are not available due to board member vacation.

3. PRESIDENT’S COMMENTS – Aletha Kalish, Vice President, chaired the meeting in the absence of the President.

4. COMMITTEE REPORTS

1. Architectural Control and CC& R Committee (Report Attached)
 - a. Architectural Control Committee
 - b. CC&R Committee
Brian Bickel noted that the CC& R violation letter sent to the owner of 3535 E. Guthrie Mountain Place was returned. He will contact Frank regarding the correct mailing address.
2. Landscape & Roads Committee (No Report)
 - a. Roads
 - b. Landscape – Brian reported that pre-emergent was applied to both entrances and the island near the Alvernon entrance.
3. Business Process Committee
 - a. There are currently 188 signed consent forms to change the CC&Rs.

4. Communications Committee (No report)

- a. Status of homeowner survey

5. Finance Committee (Report Attached)

- i. The Treasurer' Report including the Balance Sheet as of June 30, 2018, the Transaction List for June, 2018 and the A/R Aging Report as of June 30, 2018 are attached. Brian indicated that there are 9 properties that are currently over 6 months in arrears and a check was received for one property today.
- ii. Brian forwarded a copy of the Reserve Study dated June 12, 2018 prepared by Association Reserves to members of the Board on July 6, 2018. The report includes a list of what our Association needs to reserve for (roads), and evaluation of our reserve fund size and strength and a recommendation for a multi-year reserve funding plan. A copy of the report is attached and a copy will be posted on the website in the near future. Brian indicated that per the recommendations of the report, a \$40 per month increase to our current assessment is required in order to have adequate reserves to repair cul de sac roads by the year 2023. The year 2023 was chosen because our county roads, Evans Mountain and Ventana Canyon are scheduled to be repaired in 2023 per to the Pima County Road Repair Plan developed by the Pima County Department of Transportation if the \$430 million dollar bond issue that will appear on the ballot on November 6, 2018 passes. Brian explained that for the year 2018 the Foothills Clusters Homeowners Association Assessment was \$249.00 or approximately \$20 per home, per month. The chief expenses that are paid from the \$249.00 assessment the Association are as follows

Master Association assessment	\$17 per lot
Insurance	\$10 per lot
Dumpsters	\$25 per lot

In 2017, the Association paid approximately \$15,500 for road repairs or about \$42 per lot. After other administrative expenses (accounting, legal, printing, utilities) only about \$14,700 or \$38/per lot was available to be earmarked for projected road repairs. This amount is substantially short of Reserve Contributions required to fund the projected road repairs in 2023.

After discussion the following motion was made, seconded and unanimously passed: Move that we put an absentee ballot together to raise the annual assessment to \$60 per lot, per month to be billed monthly for a period of five (5) years plus annual increases of not more than 5% per Article IV, Section 3 of the Amendment to Declaration of Covenants, Conditions and Restrictions for the Foothills Clusters dated January 14, 1975.

6. Welcoming Committee

- a. Pat reported that a new homeowner packet was dropped off at Lot 567 and one was mailed to the new homeowners of Lot 389. Brian indicated he would follow up and report any new homeowner information to Pat for the month of June.

5. OLD BUSINESS

6. NEW BUSINESS

- a. The appointment of a Nominating Committee was tabled until August.

7. MASTER ASSOCIATION – Dan Weisz emailed Aletha that he would be unable to attend the meeting. *(Aletha is forwarding a copy of Dan's email to me and I will add information from that email).*

8. ADJOURN – Meeting adjourned at 7:49 p.m.