

The Foothills Clusters Homeowner Association
MINUTES - BOARD OF DIRECTORS MEETING

Date/time: Monday, January 9, 2017 at 6:30 p.m.

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

1. CALL TO ORDER/ROLL CALL

- A. Call to Order – the meeting was called to order at 6:31 p.m.
- B. Housekeeping – sign in roster, cell phones.
- C. Roll call

Board Member	Present	Absent	Proxy
Aletha Kalish	X		
Tim Strong	X		
Brian Bickel	X		
Pat Tapke	X		
Donna Sanders	X		
Laura Sheets	X		
Bob Rosaldo		X	
Frank Karnauskas	X		
Irene Barg	X		

- D. A Quorum was present
- E. Next board meeting Monday, February 6, 2017, 6:30 pm, at Catalina Foothills High School, House #1, Seminar Room.

2. APPROVAL OF PRIOR MEETING MINUTES

- A. Motion to accept the Minutes of the December 5, 2016 Board Meeting was made, seconded and passed.

3. PRESIDENT’S COMMENTS

Aletha commended and thanks all the Board and committees especially the Road’s Committee for their hard work and service to the community. Aletha shared her thoughts as a realtor and member of our community about the importance of getting a consensus in the community and getting the road repaired. Aletha suggested that it might be helpful for the Board and the community to try harder to listen to each other in the coming year. She proposed that we substitute ‘Question and Listen’ for ‘Question and Answer’. Aletha shared that in 2014 the average listings in Tucson was 700 and in 2016 the number was 400.

4. TREASURER’S REPORT

- i. Brian reviewed the BALANCE SHEET and A/R AGING SUMMARY as of 12/31/2016. Brian indicated the transaction detail list report was not included because it is 30 pages long due to invoicing for annual assessment. There are currently 148 members who have not paid their 2017 assessment. There are two members whose accounts are over 90 days old who are on a payment plan. There are four members whose accounts are over 90 days old who have been turned over to the collection attorney. Two of these are resident owners and two are non-resident owners. A copy of the Balance Sheet and A/R Aging Summary as of December 31, 2016 are attached. Motion to accept the Treasurer’s Report was made, seconded and passed.

- ii. Brian presented a letter dated December 15, 2016 from Goldschmidt Shupe PLLC with Prepaid Legal Addendum and invoice for review and explained that this contract allows our named contact person from the Foothills Clusters Board to have unlimited emails and phone calls with attorneys at Goldschmidt Shupe for \$50/month or \$600/year (see attached copies). Motion to enter into a contract with Goldschmidt Shupe for prepaid legal services was made, seconded and passed. It was agreed the Frank Karnauskas will be the Foothills Clusters' Board contact person.
- iii. Brian presented a letter dated December 14, 2016 from Goldschmidt Shupe regarding Notice Re: Collection Accounts with a letter and contract from Maxwell & Morgan, P.C. for legal services related to collections (see attached copies). Motion to enter into contract with Maxwell & Morgan, P.C. for legal services related collections was made, seconded and passed.
- iv. Brian presented a Budget Overview for the year 2017 for Board review (copy attached). Brian indicated that expense estimates for the upcoming year were based on actual expenses for the previous year. Brian was asked whether the Master Association had sent a bill for the 2017 assessment. Dan Weisz, a Foothills Clusters member of the Master Association Board indicated the amount of the 2017 Master Association assessment would be determined at their Board meeting scheduled for Tuesday, January 7, 2017 at Manzanita Elementary School.

5. COMMITTEE REPORTS

A. Architectural Control Committee (see attached report)

- i. Appoint chairperson – Frank Karnauskas has agreed to serve as chairperson of the Architectural Control/CC& R Committee. Other members of the committee are Bob Newcomb, Nicole Perez and Gregory Piraino.
- ii. Update on white roofs – Eighteen letters were sent to homeowners and all homeowners have responded. The committee is working with homeowners as detailed in the report. Discussion followed related to amending the CC& R and it was noted that Article VI, Section 3 of the CC&Rs indicates that in the 10-year periods after the first 20-year period from the date of this Declaration, the CC&Rs may be amended by an instrument signed by no less than seventy-five percent (75%) of the Lot Owners and any amendment must be approved by Pima County for conformance to present or future Zoning Ordinances and Subdivision Regulation and recorded. Brian indicated that in his capacity as a member of the association (and not as a member of the Foothills Clusters Board of Directors) he plans to circulate a petition to amend the CC& Rs and eliminate the current white roof restriction.
- iii. 3845 E. Mt. Kimball Place – Temporary Garage Structure. A letter was sent to the owner of the property and the renter asking them to remove the structure.

B. Landscape & Roads Committee

- i. Roads report – Irene Barg presented the committee's report (copy attached). Irene was asked if the CPE estimate included road maintenance as scheduled on the Psomas report and the answer is it does not. Discussion regarding cul-de-sac requirement to remove any vegetation within 3 ft. from the edge of existing

pavement. Question as to width of roads at cul-de-sacs. Some cul-de-sacs are teardrop shape and some are hanging drop or bubble. Each cul-de-sac has a survey marker and the far edge of the road will be 45 ft. from the survey marker. Discussion regarding the possibility of installation of a 2 ft. wide walking path. Motion to give CPE approval to move forward with writing the proposal was made, seconded and passed.

ii. Landscape

Irene stated that the committee is still troubleshooting the lights at the Skyline entrance.

C. Business Process Committee

No Report.

D. Communications Committee

i. Tim will draft a Head's Up Notice to Members regarding the roads that he would like to distribute by mail, NextDoor, Facebook and email.

ii. Suggestions that we video tape the monthly board meeting and make the video available on the website.

E. Finance Committee

i. Brian reported that we cannot do investment in Capital 360 and we must have a physical address for the Spark program. He will ask the attorney if we can use their address.

ii. Question as to whether the HOA gets paid transfer fee on private sales.

F. Welcoming Committee

i. No report

6. OLD BUSINESS

i. The Executive Committee annual meeting with attorney is set for Saturday, February 4, 2017 at 10:00 a.m. at the attorney's office.

ii. Management Company – suggestion to have attorney review governing documents that appear to have conflicting language related to hiring a management company.

7. NEW BUSINESS

8. MASTER ASSOCIATION

i. Meeting for the Master Association is set for Wednesday, January 10, 2017 at 4:30 p.m. Room 23.

9. ADJOURN – Meeting adjourned at 8:02 p.m.