

**The Foothills Clusters Homeowner Association**  
**MINUTES - BOARD OF DIRECTORS MEETING**

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

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

---

1. CALL TO ORDER/ROLL CALL

- A. Call to Order – the meeting was called to order at 6:30 p.m.
- B. Housekeeping – sign in roster, cell phones.
- C. 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	

- D. A Quorum was present
- E. Next board meeting Monday, May 7, 2018, 6:30 pm. at the Catalina Foothills High School, House #1, Seminar Room, Tucson, AZ.

2. APPROVAL OF PRIOR MEETING MINUTES

- A. Motion to accept the Minutes of the March 5, 2018 Board Meeting was made, seconded and passed.

3. PRESIDENT’S COMMENTS – The President welcomed visitors and introduced Jason Smith of Carpenter-Hazelwood. Jason is the attorney for the association and was asked to come to this meeting and explain and discuss issues related to the proposed changes to the CC&Rs. Carpenter-Hazelwood has provided a legal opinion letter to the Board stating that the CC&Rs merely require that the owners “sign” an “instrument” and additionally, not every owner on each deed is required to sign the instrument. Jason indicated that had our document required acknowledgement, then notarization would be necessary. Further he explained that just as with voting, there is only one vote per lot and one membership per lot, regardless of how many owners there may be on any given lot. The amendment requires 75% of the “Lot Owners” but that percentage is based on the number of lots and not the number of individual owners of the lots. Jason indicated that Carpenter-Hazelwood is confident in this position.

A general discussion of issues within our community followed. Jason stressed the need for flexibility, counterbalanced with the needs of the community. He indicated that having a written enforcement policy and written standards for architectural change requests are important tools that can guide the current and future boards. Jason responded to questions from the audience related to rental properties, noise nuisance problems and statute of limitations issues.

#### 4. COMMITTEE REPORTS

##### A. Architectural Control and CC& R Committee (Report Attached)

- a. Architectural Control Committee – one application for a house addition, deck and pool was approved.
- b. CC&R Committee – the committee continues to monitor the barking dog issue on Kingler Springs.

##### B. Landscape & Roads Committee

###### a. Roads

- a. The committee emailed a proposal from The Groundskeeper to install a storm runoff channel along Quartzite Canyon Place to board members on April 6, 2018. Motion was made, seconded and passed to accept the proposal and move forward with the work. A copy of the proposal is attached.
- b. Irene introduced Austin Wesnetzer who recently moved into the subdivision and has joined the Landscape and Roads committee. Austin is a civil engineer and works as a Project Manager for the City of Tucson Roads Department. Irene and the board expressed their appreciation to Austin for volunteering and feel very fortunate to have someone with Austin's background and expertise on the committee.
- c. Irene announced that the Pima County Board of Supervisors will discuss whether to put an initiative for a half-cent sales tax to repair the roads on the ballot at their meeting on Tuesday, April 17, 2018. A map/plan of roads that would be included in the repair work should be available at this meeting.

###### b. Landscape (No Report)

##### C. Business Process Committee

- a. There are currently 170 signed consent forms to change the CC&Rs. Frank indicated that the committee is considering polling the balance of the members who have not signed to date.

##### D. Communications Committee

###### a. Website

- a. The committee is working on a homeowner survey.

##### E. Finance Committee

- i. The Treasurer' Report including the Balance Sheet as of March 31, 2018, the Transaction List for March, 2018 and the A/R Aging Report as of March 31, 2018 are attached.
- ii.

##### F. Welcoming Committee (Report attached)

- a. The committee distributed five welcome packets in the month of March and mailed two packets to out-of-town homeowners.
- b.

5. OLD BUSINESS

a. Dog Waste Removal

1. Frank with working on communication alternatives.
2. The Garage Sale will be held on April 15 and 16 from 8 am to 4 pm. Twenty families in the neighborhood have signed up to participate.

6. NEW BUSINESS

7. MASTER ASSOCIATION

- a. The next quarterly board meeting is set for Tuesday, April 10, 2018 at 4:30 pm at Manzanita Elementary School. The removal of buffel grass will be discussed.
- b. While inspecting the common area for buffel grass it was noted that a resident of the Cobblestone neighborhood cut a tree in the common area. The attorney for the Master Association will send a letter to the homeowner.

8. ADJOURN – Meeting adjourned at 7:40 p.m.