

The Foothills Clusters Homeowner Association
MINUTES - BOARD OF DIRECTORS MEETING

Date/time: Monday, October 1, 2018 at 6:30 p.m.
Location: Catalina Foothills High School, House #1, Seminar Room,
Tucson, AZ.

1. CALL TO ORDER/ROLL CALL

1. Call to Order – the meeting was called to order at 6:35 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, November 5, 2018, 6:30 pm. at Catalina Foothills High School, House #1, Seminar Room, Tucson, AZ.
The Annual Meeting of the Members of Foothills Clusters will be held on Sunday, November 4, 2018 at 2:00 PM at Catalina Foothills High School, House #1, Seminar Room, Tucson, AZ.

6. APPROVAL OF PRIOR MEETING MINUTES – Motion to accept the Minutes of the June 4, 2018, August 6, 2018 and September 10, 2018 Board Meetings was made, seconded and passed.

2. PRESIDENT’S COMMENTS – Aletha Kalish, Vice President, chaired the meeting in the absence of the President. Aletha welcomed the members who were present at the meeting and indicated that the meeting will be conducted using Roberts Rules of Order, however the board encourages an open, orderly discussion of the proposed increase to the annual assessment at this evenings meeting.

3. COMMITTEE REPORTS

1. Architectural Control and CC& R Committee (No Report)
 - a. Architectural Control Committee
 - b. CC&R Committee
2. Landscape & Roads Committee
 - a. Roads – Pima County DOT cam out and patched the western half of Evans Mountain the week of September 17th. They did a great job but worked stopped just before Marble Peak Pl. on the eastern

side. Irene called DOT today and they said they are scheduled to complete the job the first week in October.

- b. Landscape -- The entrances and the island on Evans Mounty at Alvernon Way were cleaned up on Wednesday, September 26th.

3. Business Process Committee

- a. There are currently 189 signed consent forms to change the CC&Rs.
- b. Brian summarized the history of the board's efforts to honor their fiduciary duty to maintain the assets of the association within the constraints of our governing documents. The sole assets of the association are the roads and pursuant to two engineering studies and a Reserve Study, our roads are in a failed condition and it is estimated that it will cost between one and a half to two million dollars to repair/replace the roads. Brian reviewed various issues related to the road repairs in addition to the cost of materials including monument issues, problems at edges and cul-de-sac areas. Brian reviewed the status of possible repairs to the county roads (Evans Mountain and Ventana Canyon) and indicated that if Proposition 463 passes he will work with the Pima County Board of Supervisors, the County Supervisor and the Citizen's Committee to try to prioritize repairs to Evans Mountain and Ventana Canyon.

There were 15 members of the association present in addition to board members. Brian facilitated a discussion regarding the ballot initiative to raise the annual assessment to repair the private roads in the Foothills Clusters. The following questions were presented:

1. Is there a way for the HOA to get financing so that we can do the work now and use the annual assessment for loan repayment? The governing documents limit the amount the board can borrow to \$50,000. Approval of 75% of the members is required to borrow funds in addition to this threshold. The board is still in the process of trying to lower the requirement for board action from 75% to 51% with the consent form initiative. Homeowners indicated that this was not clear in the communication from the board to homeowners in the consent form initiative and suggested that this should be more clearly communicated to the membership. Suggested sending another letter out in the next week or two with questions that have been raised regarding the increased assessment. Also suggested neighbors talking to neighbors.
2. Can this be done with a special assessment rather than raise the annual assessment? A special assessment can only be levied for one year and the board felt that this would be a financial hardship for many homeowners.
3. Is there a way to piecemeal the work to get some of the work done before five years? There is a mobilization fee that would add to the total expense of road repairs and the board anticipates issues related determining priority as to which streets would be repaired first.

4. Will rubberized asphalt be used for our road repairs? Austin Wesnitzer, a member of the association and an engineer employed with Tucson Department of Transportation gave a detailed explanation of the components of rubberized asphalt and how the various products behave/perform based on the use (i.e., heavy turn areas vs straightaways). Austin said durability is the goal.
4. Communications Committee (No report)
 - a. Status of homeowner survey
5. Finance Committee (Report Attached)
 - i. The Treasurer' Report including the Balance Sheet Detail as of September 30, 2018 and the A/R Aging Report as of September 30, 2018 were reviewed.
6. Nominating Committee
 - a. The nominating committee mailed a ballot with the following names: Brian Bickel, Austin Wesnitzer and Douglas Hughes. There were no nomination from the floor.
 - b. There are three positions open on the Master Association Board. Dan Weisz will run for the 3-year position, David Kalish will run for the 2-year position and Dale Prescott will run for the 1-year position. The ballot will go out with notice of the Foothills Clusters annual meeting.
7. Welcoming Committee
 - a. The committee was notified of two new homeowners in the subdivision. Pat attempted to deliver packets but the homeowners were not home. She will continue to follow up with the new homeowners.
 - b. Aletha indicated that she will host a community cook out on October 20, 2018.
4. OLD BUSINESS – None
5. NEW BUSINESS – None
6. MASTER ASSOCIATION – The next meeting of the Master Association is set for Tuesday, October 9, 2018 at 4:30 pm at Manzanita Elementary School. The topic of removal of invasive grasses from the common area will be discussed. Dan indicated the Master Association Assessment could go up from \$17 to \$18 per lot.
7. ADJOURN – Meeting adjourned at 7:52 p.m.