

Foothills Clusters HOA
Board of Directors Meeting Minutes
September 9 2019
Draft

In attendance: Brian Bickel
Aletha Kalish
Donn Stoltzfus
Austin Wesnitzer

By proxy: Frank Karnauskas
Douglas Hughes
Pat Tapke?

Absent: Ron Steffens

A motion to approve the minutes of the August meeting without revision passed unanimously.

Committee Reports

Landscape

The committee has recommended retaining a landscape contractor (Brightview) for various landscaping tasks in the common areas/cul-de-sacs. The recommended contract amount is \$500. After discussion, the Board agreed with the need for these services but recommended putting the contract on hold until after the winter rains when weeds typically sprout. There was also discussion of obtaining multiple quotes for a longer term of service in the future.

Architectural Control Committee:

Approved a new entry door installation at 6880 N. Cascade Spring Place.
Notice given to the owner at 3505 E. Guthrie Mountain Road regarding the unauthorized parking of a large bus/RV in the rear of the lot. Possible alternatives include raising the wall along the west property line and installing an opaque gate that would block the view into the lot. Unclear what the visibility from adjacent properties might be as there are numerous trees in the area. After discussion, the Board is open to the opaque gate but voiced some concerns about whether raising the wall would be aesthetic or desirable. One homeowner in attendance was in favor of both the higher wall and the gate and voiced his desire that the Board move quickly. In response, it was noted that the homeowner should be allowed time to develop and provide a design, obtain construction permits, submit plans to the committee for approval, and contract for construction, which could take several weeks or more.

Landscape and Roads

Brian recounted the desired reconstruction of the roads and the previous attempt to obtain homeowner authorization. He noted that there was the opportunity for more favorable

loan conditions, including a longer term, with Alliance Bank that would result in a lower annual cost to the homeowners.

Brian reviewed the need to amend the Bylaws to be consistent with the CCRs and enable the HOA to borrow funds; this proposed amendment is to be on the ballot at the November annual meeting. If this amendment is successful, it would enable the Board to seek approval of the homeowners to authorize borrowing the funds for road reconstruction with a corresponding plan for repayment through the annual assessment.

Finance Report

Brian presented the current budget status update and noted that he continues to attend training on the Caliber HOA Management software, an integrated program that will, among other things, enable each homeowner to establish and access their own account for paying annual dues, tracking construction approvals, and other information. He presented a brief online demo of the software to demonstrate its capabilities. The Board noted that the software offers a much more efficient and comprehensive way to manage our accounts and simplify the annual assessment payments and receipts.

Old Business

A mailing requesting volunteers to run for the Board will be sent to every homeowner shortly.

New Business

None discussed and the meeting was adjourned.