

The Foothills Clusters Homeowner Association
MINUTES - BOARD OF DIRECTOR MEETING

Date/time: Monday, August 3, 2020 at 6:30 p.m.

Location: Zoom Video Conference

1. CALL TO ORDER/ROLL CALL

- a. Call to Order was at 6:30 PM
- b. Housekeeping – Zoom attendees were asked to mute their microphones.

Board Member/Term Expiration	Present	Absent	Proxy
Aletha Kalish 2020	X		
Irene Barg 2020	X		
Donn Stoltzfus 2020	X		
Brian Bickel 2021	X		
Austin Wesnitzer 2021	X		
Douglas Hughes 2021	X		
Frank Karnauskas 2022	X		
Ron Steffens 2022	X		
Linda Jaworski 2022	X		

- c. A Quorum was present. - Next board meeting Monday, September 14, 2020, 6:30 PM via Zoom Video Conference. For details go to the Clusters website at www.foothillsclusters.com.

2. APPROVAL OF PREVIOUS MONTH’S MINUTES – Motion to accept the Minutes from the July 6, 2020 Board Meeting was made, seconded and passed.

3. PRESIDENT’S COMMENTS- Aletha Kalish welcomed everyone and thanked all the board members and committee members for their hard work.

4. COMMITTEE REPORTS

a. Architectural Control Committee with CC&R Enforcement

i. Architectural Control

1. Change Applications:

3800 E Gibbon Mountain Place

-Application for new fence at northeast side, approved.

3757 E Marshall Gulch

-Application for solar panels mounted to a metal structure, denied.

A representative for the homeowner attended the meeting to ask for clarification for the reason for denial.

The CC&Rs state that any exterior change must be in harmony with the surrounding environment. The ACC restated that the current application does not sufficiently describe the “complete project” to insure it will be in harmony with the surrounding environment. The Board

requested that the homeowner resubmit a new application that sufficiently describes the entire project,

3575 E Ventana Canyon

-CC&R infraction requiring an architectural change application, for exposed water-softening equipment. 1st NOV issued after casual attempt to resolve failed. Homeowner did not receive certified letter as it was returned undeliverable. Verbal and Email notification made. A 2nd NOV will be issued.

6831 N Quartzite Canyon

-Application for large-scale remodel approved with condition that native growth be included at the front elevation.

3809 E Marble Peak Place

-Application for minor painting and roof re-coating approved.

2. CC&R infractions:

3553 E Lizard Rock

-Graffiti noted on front wall at front elevation, Courtesy Letter extended.

6801 N. Quartzite Canyon Pl

-A NOV was sent in response to a complaint about a vehicle parked on the Common Area right-of-way. There was concern that the vehicle was being used as storage. Thus, making it a violation of the "Enclosure/Concealment Policy". A motion was made to table a vote on this issue until the Board can clarify the issue. The motion was seconded and passed.

b. Landscape & Roads Committee

- i. Roads report – Received a quote from Tucson Asphalt, and the bid was very different than other quotes received.
- ii. Landscape report –
 - Requested a quotation from La Cholla Landscaping to collect curbside vegetation/brush debris from fall cleanup.
 - The Committee is drafting a policy supporting removal of invasive grasses in the Clusters.

c. Business Process Committee – No report.

d. Communications Committee – No report.

e. Finance Committee

- i. Treasurer's Report – Reviewed balance sheet and accounts receivable.

f. Welcoming Committee – There was one home purchase in July. A welcome packet

will be delivered in August.

g. OLD BUSINESS

- i. Short-term rentals being operated like Airbnb where one home is renting out rooms is a growing concern. Such usage is in violation of ARTICLE VII, USE RESTRICTIONS, RESIDENTIAL USE that state Lots are for single-family residential purposes only. No action required at this time.

h. NEW BUSINESS

- i. Motion to accept the “DRAFT Policy for Enforcement of the Enclosure/Concealment of the Foothills Clusters CC&Rs” was made, seconded and passed.
- ii. 3589 E Gibbon Mountain Place - Particularly egregious removal of native growth noted, including complete removal mature trees and shrubs. The Board requires more clear guidance on this issue before taking any action.
- iii. The ACC is reviewing the “Architectural Guidelines” for possible revision with the goal of improving growth and development needs within the community.

i. MASTER ASSOCIATION

- i. 2nd Qtr meeting was cancelled. Next meeting is October 6, 2020 at Manzanita School.
- ii. We are obtaining an estimate for removing Buffelgrass in Campbell Wash.
- iii. Issue of encroachment of back wall into a Common Area. We are waiting on the completion of construction to continue discussing this issue with the homeowner.

- j. ADJOURN – Meeting was adjourned at 8:47 p.m.

The Board of Directors can adjourn to Executive Session based on the following:

A.R.S. Section 33-1804(A)(1)	Legal advice from an attorney for the board or Association
A.R.S. Section 33-1804(A)(2)	Pending or contemplated litigation
A.R.S. Section 33-1804(A)(3)	Personal, health, or financial information of Member or employee
A.R.S. Section 33-1804(A)(4)	Job performance or personal matters of Association or contractor’s employee
A.R.S. Section 33-1804(A)(5)	Discussion of member’s appeal of violation or Penalty