

The Foothills Clusters Homeowner Association
MINUTES - BOARD OF DIRECTOR MEETING

Date/time: Monday, February 1, 2021 at 6:30 p.m.

Location: Zoom Video Conference

1. CALL TO ORDER/ROLL CALL

- a. Call to Order was at 6:31 PM
- b. Housekeeping – Zoom attendees were asked to mute their microphones.

Board Member	Term Expiration	Present	Absent	Proxy
Aletha Kalish	2023	X		
Irene Barg	2023	X		
Michael Katz	2023	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, March 1, 2021, 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 January 4, 2021 Board Meeting was made, seconded and passed.

3. PRESIDENT’S COMMENTS – Frank Karnauskas – Zoom is working well and will probably be the standard format in the near future.

4. COMMITTEE REPORTS

1. Architectural Control Committee with CC&R Enforcement

i. Architectural Change Applications:

- 3818 E Marble Peak Place-Grading project complete. Inspection by Pima County verified.
- 3693 E Esperero Canyon Place-Change application for driveway pavers approved. Project complete and application closed.
- 3731 E Lizard Rock Place-Change application approved for roof re-coating.

ii. CC&R Actions:

- 3693 E Esperero Canyon Place-Complaint from neighbor regarding construction without neighbor notification and vehicles parked on the street. Courtesy letter hand delivered regarding failure to submit change application for driveway pavers. Homeowner agreeable and appropriate paperwork received. See above.
- 3731 E Lizard Rock Place-Complaint from neighbor regarding new homeowner coating roof in white. Courtesy letter hand delivered.

Homeowner agreeable, work halted, and appropriate application received. See Above.

2. Landscape & Roads Committee
 - i. Road's report – A RFP to repave our private streets will be drafted.
 - ii. Landscape report – RFQ's submittal date has been extended to February 10, in order to obtain more bids.
3. Business Process Committee
4. Road Finance Subcommittee – The proposed amendment to the Articles of Incorporation to raise the borrowing limit to \$950,000 dollars such funds to be used for the sole purpose of maintaining, repairing or replacing the privately owned streets. The amendment was sent to all 367 homeowners. To date, the Board has received 146 responses, of which 112 were in support of the changes and 34 did not support the change. For the amendment to pass, we need 75% of the entire (367) membership or 276 members in support of the amendment. We are halfway to there and need to collect another 131 members to support the amendment for it to pass. Since this is a petition and not a ballot, we will continue to encourage our members to support this amendment so we can replace our roads.
5. Communications Committee – No report.
6. Finance Committee
 - i. Treasurer's Report – Budget Comparison Report - 12 months found here: https://frontsteps.cloud/caliberweb2_foothillsclusters#!/landing/bdocuments.
7. Welcoming Committee – Welcome packets were sent to two new homeowners.
8. OLD BUSINESS
 - i. Board members bios – On going.
9. NEW BUSINESS – None.
10. MASTER ASSOCIATION – No report.
11. ADJOURN – Meeting was adjourned at 7:35 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

