

The Foothills Clusters Homeowner Association
MINUTES - BOARD OF DIRECTOR MEETING

Date/time: Monday, March 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, April 5, 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 February 1, 2021 Board Meeting was made, seconded and passed.

3. PRESIDENT’S COMMENTS – Welcomed the 23 homeowners attending.

4. COMMITTEE REPORTS

- a. Architectural Control Committee with CC&R Enforcement
 - i Architectural Change Applications:
 - 3818 E Mount Kimball - Application for Rainwater Harvesting System received and approved.
 - 3743 E Lizard Rock Pl – Application received to paint house, approved.
 - ii CC&R Actions:
 - 3800 E Marble Peak-Multiple neighbor complaints regarding excessive dog barking. Courtesy notice sent. Owner responsive, follow-up TBD.
- b. Landscape & Roads Committee
 - i Road’s report – A RFP to repave our private streets is being drafted to follow County PAG specifications.
 - ii Landscape report – A motion to approve the January 29, 2021 BrightView Landscape Services proposal for Roadway Vegetation Maintenance (attached) with the following changes:

- Remove item 2. Roadsides only in Limited Common Areas.
- Do not include replacement of dead trees/vegetation in the cul-de-sac islands.
- Total cost should not exceed \$11,000.

Motion was accepted, seconded and passed 8-1 with one voting no.

- c. Business Process Committee
- d. 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. For the amendment to pass, we need 75% of the entire (367) membership or 276 members in support of the amendment. To date, we have the assent of 206 property owners. 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. A 2nd letter will be drafted to target those association members who have not voted. This letter will include a FAQ to answer the most common questions about this amendment by our members.
- e. Communications Committee – We have most Board bios, 3 pending.
- f. Finance Committee
 - i. Treasurer’s Report – Budget Comparison Report - 12 months found here: https://frontsteps.cloud/caliberweb2_foothillsclusters#!/landing/bdocuments.
- g. Welcoming Committee – Welcome packets were delivered to two new homeowners.
- h. OLD BUSINESS - None
- i. NEW BUSINESS – None.
- j. MASTER ASSOCIATION – Will investigate report of the homeowner at 3440 E. Guthrie Mt. Pl. dumping trash in common area adjacent to this address. Annual meeting is Tuesday, March 2, 2021 at (location?).
- k. ADJOURN – Meeting was adjourned at 7:18 p.m.

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

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| 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 member’s appeal of violation or Penalty |

