

**The Foothills Clusters Homeowner Association**  
**MINUTES - BOARD OF DIRECTOR MEETING**

Date/time: Monday, April 5, 2021 at 6:30 p.m.

Location: Zoom Video Conference

1. CALL TO ORDER/ROLL CALL

- a. Call to Order was at 6:45 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, May 10, 2021, 6:30 PM via Zoom Video Conference. For details go to the Clusters website at [www.foothillsclusters.com](http://www.foothillsclusters.com).

2. APPROVAL OF PREVIOUS MONTH’S MINUTES – Motion to accept the Minutes from the March 1, 2021 Board Meeting was made, seconded and passed.

3. PRESIDENT’S COMMENTS – Guest speaker, Thayer Thacker from the Mr. PackRat division of Truly Nolan gave a 20-minute talk and took questions from attendees.

4. COMMITTEE REPORTS

- a. Architectural Control Committee with CC&R Enforcement
  - i Architectural Change Applications:
    - 3818 E Mount Kimball-Rain Water Harvesting Tanks installed, inspected and application closed.
    - 3820 N Cascade Spring-Application approved for garage and security door painting.
    - 3830 E Diablo Canyon Place-Application for remodel and addition approved. Permits in place.
    - 6412 N Burro Creek Place-Application for trim painting approved.
    - 6414 N Quartzite Canyon-Time extension of previously submitted application reviewed and approved.
    - 3757 E Marshall Gulch Place-Email to owner requesting information related to progress on previously approved solar panel and landscaping project.

- ii CC&R Actions:
  - 3535 E Marshall Gulch-Neighbor complaint regarding dilapidated fencing and unsightly front yard. Inspection Complete. Plan of action pending.
  - 6630 N Pigeon Spring Place-Neighbor complaint regarding burning of vegetation. Communication with complainant regarding notification of ACC at the time of burning for purpose documentation and reporting.
  - 3307 N Ventana Canyon Dr-Neighbor complaint regarding construction without HOA approval. Action pending.
- 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 flyer explaining the Landscape Management Plan for Spring 2021 will be mailed to all homeowners. The schedule includes:
    - April 2 and 5 – BrightView will clean-up Community Entrances and Cul-de-Sacs islands.
    - May 3 – BrightView will collect landscape vegetation (green waste) in front of individual homes.
- c. Business Process Committee
  - i 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 212 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 2<sup>nd</sup> 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.
- d. Communications Committee – No Report.
- e. Finance Committee
  - i. Treasurer's Report – Balance Sheet Comparison Report - 12 months found here:  
[https://frontsteps.cloud/caliberweb2\\_foothillsclusters#!/landing/bdocuments.](https://frontsteps.cloud/caliberweb2_foothillsclusters#!/landing/bdocuments)
- f. Welcoming Committee – Welcome packets were delivered to three new homeowners.
- g. OLD BUSINESS - None
- h. NEW BUSINESS – Motion to move HOA Board Meetings to 2<sup>nd</sup> Monday a month was made, seconded and passed. Next Board Meeting will be Monday, May 10<sup>th</sup>.

- i. MASTER ASSOCIATION – At the Annual meeting on Tuesday, March 2, 2021 the Board voted to not raise the assessment collected from individual HOAs. A request was made to include Master Association information in the Welcome packets. Next meeting will be July 13, 2021 via Zoom Video Conference.
- j. ADJOURN – Meeting was adjourned at 7:52 p.m.

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

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