

**THE FOOTHILLS CLUSTERS HOMEOWNERS ASSOCIATION- BOARD OF  
DIRECTORS MEETING  
Meeting Minutes**

Monday, Jan 10, 2022 at 6:30 PM

Location: Zoom Video Conference

1. CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:30.

Board Member/Term Expiration	Present	Absent	Proxy
Brian Bickel 2024	x		
Doug Hughes 2024	x		
Austin Wesnitzer 2024	x		
Aletha Kalish 2023	x		
Michael Katz 2023		x	
Donn Stoltzfus 2023	x		
Frank Karnauskas 2022	x		
Linda Jaworski 2022	x		
Ron Steffens 2022	x		

2. APPROVAL OF PREVIOUS MONTH'S MINUTES

The minutes of the December meeting were approved without revision.

3. PRESIDENTS COMMENTS

The President welcomed the Board and homeowners in attendance.

4. STREET PAVEMENT REPLACEMENT PROJECT

Brian Bickel noted that Austin Wesnitzer has been in contact with several contractors regarding the project. While it appears less likely that the contractor selected by Pima County to repave Evans Mountain and Ventana Canyon Roads will be a responsive bidder, two other firms provided initial cost estimates that are at the upper range of our projected budget, attributable in part to rising oil prices. There was discussion of potential cost-cutting measures, including reducing the desired asphalt thickness. Brian is continuing to work with our bank to develop loan terms and a final interest rate.

Other discussion centered on the timing of the project, which could be before or after the County project in late April/early May. Ron Steffens volunteered to help

draft a letter to homeowners explaining that the Board will be contacting them for authorization of the loan once the terms are set.

There are ongoing efforts to obtain the email addresses of each homeowner in the community, as this is the preferred means of communication. Anyone with knowledge of a current email address for a homeowner should send that address to Brian for inclusion in the directory.

## 5. COMMITTEE REPORTS

**Landscape and Roads Committee:** Ron Steffens discussed the plan to coordinate the next green waste pickup event with the trimming of plants encroaching on the street right-of-way in advance of the repaving project. The likely date would be sometime in late March-April.

There are problems with the lighting at the Skyline entrance to the community; Ron is considering repairs to the electrical wiring versus transition to solar-powered lighting.

**Architectural Control Committee:** Linda Jaworski presented the following actions on change applications:

3856 E. Diablo Canyon: An application for a concrete driveway is under review.

**Business Process Committee:** Brian recommended that the HOA seek authorization of a loan of \$800,000 for the repaving project. After some discussion and explanation from Brian of why that amount was chosen, based on projected project costs, the cost of debt service, and projected HOA income, several members of the Board commented that the recommended amount of the loan was appropriate. It would not require a special assessment of the homeowners to pay back the loan. Brian will be discussing loan terms with the bank and suggested that at the February meeting, if all goes well, the Board could decide refer the matter of whether to obtain such a loan to a vote of the homeowners.

**Finance Committee:** Current accounts show a total net balance of approximately \$905,000, nearly all of which could be directed to the street pavement replacement project in 2022. Approval of the annual budget was postponed till February

**Communications Committee:** Frank Karnauskas thanked Ron Steffens for his summary of information about the repaving project that was sent to homeowners, and said that he would begin preparation of a more detailed letter to the homeowners about all aspects of the repaving project as it proceeds. Project-related outreach is expected to begin in a few weeks.

**Enforcement Committee:** Three properties were the subject of complaints, and courtesy notices will be sent out next week.

6: MASTER ASSOCIATION REPORT. Dan Weisz announced that the next quarterly board meeting of the Master Association would be held on Tuesday, Jan 11. at 4:30 PM..

7: OLD BUSINESS: A homeowner suggested that the HOA send an email alert with the annual fee notice to help ensure homeowners are aware of the billing. Revisions to the ACC guidelines remain under review.

The Board received legal advice that the CC&Rs would need to be revised in order for the HOA to contract with a company for the exclusive right to pick up trash and recycling in the community.

Based on a homeowners (Randy Oden) willingness to fill the potholes at Ventana Canyon Road and Cascade Springs place, it was decided that the HOA would purchase the necessary asphalt mix and deliver to Mr. Oden. Donn Stoltzfus and Brian Bickel to coordinate with Mr. Oden.

Donn stated that he has been exchanging emails with a contact at Xfinity (Comcast) and that Xfinity has realized that they do not have an agreement with the HOA allowing them to install service lines on our roads. Xfinity will prepare and agreement, which Donn will forward to the Board, and possibly our legal counsel, for review upon receipt.

8: NEW BUSINESS - No new items from the Board or the public in attendance.

#### 9. COMMENTS AND INFORMATION FOR THE GOOD OF THE COMMUNITY

Doug Hughes noted that Pima County has hired a law firm to contest the assessment of increased water rates by Tucson Water. Information is available on the website of Supervisor Rex Scott.

#### 10. ADJOURN

The meeting was adjourned at 8:16