

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

Monday, April 11, 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 Jaworkski 2022	x		
Ron Steffens 2022	x		

2. APPROVAL OF PREVIOUS MONTH'S MINUTES

The minutes of the March 14 meeting were approved after minor typographical correction.

3. PRESIDENTS COMMENTS

The President welcomed the Board and homeowners in attendance and thanked the Board members for their hard work on the roads issue. He noted that there are other issues of concern to the homeowners, beyond the repaving project, and asked for their patience as the Board continues to focus on the road project until its completion. He asked homeowners for their support and thanked those that had already returned their consent forms for the loan necessary to fund the paving. A call to the floor for comment prior to following the agenda did not result in any comments.

4. STREET PAVEMENT REPLACEMENT PROJECT NEWS AND STATUS

The majority of the meeting was spent in discussion of the project, with participation from several attending homeowners who offered suggestions and had questions for the Board.

Brian Bickel reported that he received a loan term sheet from Alliance Association Bank offering a 15-yr loan, either at a fixed rate of 6.0 percent for the term or an initial rate of 5.20 percent adjusted after 7.5 years. He recommended the lower rate. He noted that no real estate was required as collateral and that final documents could be prepared in the next month. Frank Karnauskas asked if there was a limit to how high the interest rate could go at 7.5 years, Brian replied he was unsure and would find out.

Austin Wesnitzer reported that he received paving bids from four contractors. The two lowest bids were from KE&G, the contractor that will do Evans Mountain Road for Pima County, at 1.39 million, and Southern Arizona Paving, at 1.45 million. Both bids were good until September 2022.

In answer to several questions, Austin noted that the work would be done to Pima County standards and procedures, with the contractor responsible to hire an independent firm for quality control. The work comes with a 1-yr warranty. There was discussion that it would be best if the HOA used their landscape contractor to do the pre-project trimming and in particular to identify any areas for special care during paving. This would likely save some costs over the contractor's bid for that work. Austin also told the Board that the specifications had controls built in to limit the exposure to a sudden increase or decrease in asphalt pricing. Donn Stoltzfus asked about contract terms and the need for insurance and indemnification to protect the HOA from liability.

Linda Jaworski noted two questions she has recently received from neighbors. One concerns whether any measures could be done to address water drainage from the streets into the owners' property. The Board felt this is something that possibly could be addressed with the contractor, depending on the specific situation, and noted it would be helpful to start with a list of homeowners for whom drainage is a concern. Linda said she would provide a list with the people she is aware have these concerns.

The second question concerned contracting with a single waste provider to reduce the wear and tear on our streets from weekly multiple waste collection trucks. Brian Bickel responded that on advice of counsel this would require a change to the CC&Rs. However, it would be possible for all homeowners on a particular street to coordinate and contract with the same waste disposal firm to reduce the number of trucks accessing that street on a weekly basis.

There was a question about how the edge of the road would be determined for repaving purposes when the existing asphalt is broken and uneven. Austin Wesnitzer stated that the contractor would be expected to maintain a constant width and as best they can, make a straight line without contacting landscaping, but it is possible in certain situations that landscaping might need to be trimmed or removed. Another Board member noted that rock boundaries that do not encroach on the existing street will not be intentionally disturbed, even if they

encroach on the right-of-way, although it is possible that paving equipment might disturb them slightly and the homeowner would have to readjust the materials.

Donn Stoltzfus said he would work with the Boards attorney, Jason Smith, to get a contract in place after a contractor was selected, and needed the scope of work and specifications used by the selected contractor to prepare their bid. The Board discussed calling a special meeting to expedite contractor selection and Doug Hughes said he would look into what was necessary to do so. Brian Bickel said he believed it required 48 hours prior notice.

5. COMMITTEE REPORTS

Landscape and Roads Committee: Ron Steffens said that the spring green waste cleanup, free to homeowners, would be done during the week of May 8 and information would be sent out shortly. There was also a brief discussion of Campbell Wash, where sand accumulates during the monsoon season due to rock along the road that blocks sediment. Ron agreed that the committee would consider alternative means to manage this problem..

Architectural Control Committee: Linda Jaworski presented the committee report which included the following properties:

Architectural Change Applications

3739 East Guthrie Mountain Place - Architectural Change Application received for simple rooftop solar panel installation. Approved.

3585 East Thimble Peak Place- Architectural Change Application received for slump block wall for the purpose of concealing existing water treatment equipment. Approved post site visit.

6763 North Quartzite Canyon Place - Architectural Change Application received for concrete driveway pour. Approved post site visit.

6831 North Quartzite Canyon Place - Architectural Change application received for pavers, landscaping and pool project. Approved post site visit.

3873 East Diablo Canyon Place - Architectural Change Application received for back yard fencing. Pending Approval

6727 North Quartzite Canyon Place - Architectural Change Application received for roof shingle replacement. Approved.

6472 North Burro Creek Place - Architectural Change Application received for simple roof top solar installation. Approved.

3700 East Espero Canyon Place - Architectural Change Application received for roof shingle replacement. Approved.

6841 North Quartzite Canyon - Architectural Change Application for simple roof top solar installation received. Approved.

Miscellaneous

3434 East Guthrie Mountain Place - Request to place storage pod and dumpster within the property boundary. Approved with conditions pending road replacement.

Business Process Committee: Brian Bickel said this update was previously fully presented during the discussion of the loan for the repaving contract.

Budget and Finance Committee: Brian Bickel presented a finance report showing a net balance of \$1.008 million, the majority of which will be spent on the repaving project. He said it would be necessary to start transferring our CDs to the savings account for access as the project date approaches.

Communication Committee: Frank Karnauskas said the committee will focus on preparing updated information about the repaving project for publication on the website and Next Door.

6. MASTER ASSOCIATION REPORT

Dan Weisz reported that the Master Association spring meeting has been delayed. He will inform the Board when a new date is set. Dan also reported that he was talking to our landscape contractor about addressing non-native grasses present in the Common Area, and expected to have a plan and timeline shortly for action this spring.

7. OLD BUSINESS

Frank Karnauskas reported that Irene Barg desired to resign as Chair of the Welcoming Committee. He thanked her for her many years of service with this function and said that Dan Weisz had volunteered to replace her. Terry Brown also volunteered to serve on the committee. A motion to appoint Dan Weisz Chair of the Welcoming Committee passed unanimously.

8. NEW BUSINESS

Frank Karnauskas noted he had received a letter from a homeowner expressing concern about dog waste on Evan Mountain Road. He will forward a copy of that

letter to the Board. He noted that the HOA does not have jurisdiction over Evans Mountain Road, which is Pima County ROW.

9. COMMENTS AND INFORMATION FOR THE GOOD OF THE COMMUNITY

No discussion.

10 MOTION TO ADJOURN:

The meeting was adjourned at 8:04 PM.