

# THE FOOTHILLS CLUSTERS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS SPECIAL MEETING

## Meeting Minutes

Friday, April 15 at 6:30 PM  
Location: Zoom Video Conference

### 1. CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:31 PM

Board Member/Term Expiration	Present	Absent	Proxy
Brian Bickel 2024	x		
Douglas 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. CONSIDERATION AND POSSIBLE SELECTION OF A CONTRACTOR FOR THE STREET REPAVING PROJECT

Brian Bickel made a motion that the Foothills Clusters Homeowners Association accept the bid from KE&G Construction in the amount of \$1,395, 918 for the repaving of our privately owned streets contingent on approval of the loan by the bank. The motion was seconded.

Because the Board had previously decided not to have the roads contractor perform pre-construction tree trimming, there was an initial question of whether the motion should take into account the elimination of that part of the bid. It was suggested that the motion stand because the HOA could elect to delete, and not pay for, any aspect of the contract. Donn Stoltzfus noted that he would take responsibility to ensure that the contract language allowed that flexibility.

Brian was asked, and affirmed, that the bid was within the project budget previously approved by the Board and that more than the required number (245) of HOA member approvals authorizing the Board to accept a loan in support of the project had been received prior to the start of the meeting.

There was discussion of the potential timing of the project - likely in the July-September timeframe - and it was noted that KE&G is the contractor for Plma County repaving Skyline, Evans Mountain, and Ventana Canyon Roads, and has the equipment and experience to do a quality job for FCHOA.. In response to a question about contact with the homeowners, Austin Wesnitzer said the contractor would be expected to provide each HOA member with information about access and emergency services during construction, as well as project hours, procedures, etc. about 2 weeks prior to the start of construction. It was noted that the Board may want to request information about homeowner concerns and if possible address those concerns well in advance of the start of construction. As an example, it was mentioned that concerns about street runoff into private driveways have been brought up to some members of the Board already, and it may be possible to address that during construction if the contractor is so instructed.

A roll call vote was held, and the motion passed 8-0.

Donn Stoltzfus said that as directed at a previous meeting, he would take the lead in working with attorney Jason Smith to develop a contract with between FCHA and KE&G, and requested that Austin obtain draft contract language from KE&G, as well as the statement of the Scope of Work and project specifications that the bid was based on, for incorporation into the contract.

### 3. ADJOURN

The meeting was adjourned at 6:48.