

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

Monday, December 13, 2021 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 November meeting were approved without changes..

3. PRESIDENTS COMMENTS

The President welcomed the Board and homeowners in attendance. He noted that among his goals for the coming year were to increase participation in the Board meetings, enhance outreach, and keep the meetings focused and as brief as possible. He reminded the homeowners that they could contact the Board on any matter by sending an email to contact@foothillsclusters.com.

4. STREET PAVEMENT REPLACEMENT PROJECT

Brian Bickel noted that Austin 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. 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 get an email address for each homeowner that has one, as this is the preferred means of communication. It was anticipated that outreach to the homeowners would begin in January.

The impact of trash haulers on the pavement life was again discussed, along with the possibility of entering into an exclusive contract with one hauler to reduce the number of truck-trips each week.

5. COMMITTEE REPORTS

Landscape and Roads: Ron Steffens mentioned that existing large potholes could be addressed with asphalt cold mix patches rather than retaining a contractor. He will discuss this with Austin.

There are electrical problems with the landscape lights at the entrance on Skyline. Ron is evaluating repair options versus replacement with solar lights.

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

3760 E Lizard Rock Place: Approved application for house painting closed after completion.

3582 E. Gibbon Mountain Place - Approved application for a new backyard shed closed after completion.

6860 N. Cascade Spring Place - Approved application for a rooftop solar installation closed after completion.

3628 E. Kingler Spring Place - Application for driveway pavers approved.

3570 E. Marshall Gulch Place - Application for a backyard pergola approved.

3545 E. Guthrie Mountain Place - Application for house painting approved.

6830 N. Cascade Spring Place - Application for roof re-coating and trim painting approved.

In addition, a follow-up site visit in response to neighbor concerns about an ongoing construction project at 3830 E. Diablo Canyon determined that work was within the property boundaries and no other concerns were present.

Business Process Committee: Brian Bickel referenced the updated draft budget for 2022 and noted that he would be asking the Board to approve the budget at the January 2022 meeting. He asked that any comments be directed to him prior to that meeting for response.

Finance Committee: Current accounts show a total net balance of approximately \$900,000, the bulk of which will be directed to the street replacement project in 2022. Brian stated that the billing for 2022 homeowner assessments would be sent out in late December, and noted that he is continuing to update the homeowner directory with additional email addresses as they are obtained.

Communications Committee: No report.

Enforcement Committee: Donn Stoltzfus said that there are no current or pending enforcement actions but that a couple of locations were under review for possible enforcement. He noted that Ron Steffens had agreed to serve on the committee and that at least one other member, preferably a long-time community resident, would be ideal.

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.. He thanked the Foothills Clusters board for supporting the recent buffelgrass removal efforts.

7: OLD BUSINESS

Linda Jaworski stated that the updates to the Architectural Control Guidelines were still under review and may be brought to the Board in sections over time rather than presenting the entire document for review as one agenda item.

Donn Stoltzfus noted that the pothole patching (with a cold mix asphaltic material) discussed earlier seemed appropriate but that the potholes in the area of Campbell Wash and Cascade Spring Place were deteriorating and needed attention soon.

Donn Stoltzfus reported that he had obtained a contact with Comcast and expected by the next meeting to have more information about whether Comcast would agree to work with the Board and/or the paving contractor to replace any existing cable lines in the event they are damaged during the street pavement replacement project.

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 provided an update on the water rates dispute between Tucson Water and the Pima County Board of Supervisors, with the latter voting to proceed with litigation against Tucson Water to stop the rate increase that went into affect in December.

10. ADJOURN

The meeting was adjourned at 7:32.