

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

Meeting Minutes

Monday, December 12 at 6:30 PM

Location: Zoom Video Conference

1. CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:32

Board Member/Term Expiration	Present	Absent	Proxy
Brian Bickel 2024	x		
Greg Piriano 2024	x		
Austin Wesnitzer 2024	x		
Aletha Kalish 2023	x		
Michael Katz 2023			x
Donn Stoltzfus 2023	x		
Ron Steffens 2025	x		
Vacant 2025			
Vacant 2025			

2. APPROVAL OF PREVIOUS MONTH'S MINUTES

The minutes of the November 14 meeting were approved without revision.

3. PRESIDENTS COMMENTS

Aletha Kalish thanked those on the Board and the community who have worked for many years to make it possible to repave the streets in the neighborhood.

4. CONSIDERATION OF APPLICANTS TO THE VACANT BOARD POSITIONS

Greg Piriano, who had applied to join the Board, made some brief remarks. Greg stated he is a mechanical engineer and graduate of the University of Arizona, and moved into the Foothills Clusters 6-7 years ago. He has been active on the Architectural Control Committee, helped develop the guidance for the ACC, and has an interest in continuing to guide future architectural development of the community in balance with the appearance and standards of the Clusters.

Frank Karnauskas stated that Greg was very helpful to the Architectural Control Committee. After a brief discussion, a motion to approve Greg Piriano as a member of the Board of Directors passed by a vote of 6-0.

5. STREET PAVEMENT REPLACEMENT (Roads Committee Report)

Austin Wesnitzer stated that the last round of quality control reports would be received shortly; all quality control (test core) reports to date met standards. The next billing estimate is being prepared. He noted that traffic cones remaining in the streets would be removed over the holiday period, and while work will continue it will be noticeably less. A punch list of items to correct or repair is being compiled. There was a brief discussion of a few specific punch list items, and members of the public offered additional items for review including a concern with the cul-de-sac on the east side of Marshall Gulch. The area at the corner of Evans Mountain and Ventana Canyon, where equipment has been parked and some fluids have leaked, will be cleaned up and restored at the end of the project.

In response to a question, Austin stated that there is a one-year warranty on the work and he will do a walk-through review shortly before that period expires. He will also be developing a pavement management program for the future to prolong the life of the new pavement.

6. COMMITTEE REPORTS

a. Budget and Finance (Brian Bickel)

Brian reported a balance of \$846,498, with a little more than 50% of the cost of the street paving project paid to date. He noted that initially the lending bank will control an account containing 12 months of loan payments, with that amount declining incrementally as certain milestones are reached.

Brian also discussed the proposed 2023 budget. For the next few years most of the HOA funds will be allocated towards the loan payments. He said that there are adequate reserves to fund the first road maintenance item, a fog seal of the pavement, in approximately two years. Over time as revenues increase funds can be allocated to periodic maintenance as well as a capital fund for the future street paving. In response to a question, Brian said he anticipates that HOA annual assessments will continue to increase for at least 4-5 years to ensure adequate funding for the roads. He also reminded everyone that the 2023 annual assessment billing would be arriving soon and is due on January 31.

b. Architectural Control Committee (Greg Piriano)

Greg said that four new applications were received this month and approved:

3560 E. Marshal Gulch: Application for driveway resurfacing approved.

3830 E. Diablo Canyon: Application for house repainting approved.

3743 E. Marshal Gulch: Application for roof recoating approved.

3809 E. Mount Kimball: Application for shed addition approved.

In addition, Greg expects an application for painting at 6400 N. Burro Creek will be submitted soon.

c. Landscape Committee (Ron Steffens)

Ron announced that the next green waste pickup event would be held Jan 17-20. The electrical repairs for lighting at the Skyline entrance are ongoing and the cost is estimated at \$4000. A homeowner mentioned that KE&G had damaged a tree on Marshall Gulch; Austin Wesnitzer said he would bring this to the attention of KE&G, who are already on notice to address vegetation damage at another location. There was some discussion about notice to the homeowners of the green waste pickup, to include email and signage at the entrances.

d. Compliance and Enforcement Committee (Donn Stoltzfus)

Donn noted that there were no new compliance assessments this month. Courtesy Notices were sent to five homeowners for various issues, three of whom have taken action to resolve the issue and the other two are making progress. He said the Committee appreciates these prompt responses.

No cases were closed this month; the following six cases are ongoing:

3553 E. Lizard Rock Place: Daily parking of a commercial trailer without Board approval. A fine of \$50 has been assessed. The trailer has not been present recently.

3675 E. Esperero Canyon: Non-compliant rooftop antenna; owner is evaluating alternatives.

3681 E. Esperero Canyon: Owner preparing application to the Board for on-site storage of an RV trailer.

6419 N. Burro Creek: Native tree replacement pending.

6714 N. Quartzite Canyon Place: Owner preparing an application to the ACC for an enclosure to be constructed to conceal an RV. RV allowed to remain on-site in public view until March 31, 2023 per Board action.

3773 E. Marble Peak Place: Compliance Hearing to be held on December 12 concerning destruction of a native tree without HOA approval.

A homeowner expressed concern that the Draft Compliance Assessment Policy, posted on the HOA website for comment, had not been sufficiently noticed to homeowners. This led to a brief discussion of whether additional email notice should be made. The Board took no action, but Donn said he could provide a hardcopy to anyone lacking computer access. Donn said he would be preparing a revised draft based on comments received to date from homeowners and Board members and subsequent discussions by the Committee

e. Communications Committee (Frank Karnauskas)

Frank said he would update the contact information for the 2023 Board, adding Greg Piriano.

f. Welcoming Committee (Dan Weisz)

Dan said two new homeowners had moved into the community in the past month and that he would be contacting them.

7. MASTER ASSOCIATION REPORT

Dan reported that a long-standing encroachment of a property into the Common Area had recently been resolved concurrent with the sale of the property. A land swap added an equal area of land to the Common Area to offset the structural encroachment.

The next meeting of the Master Association will be held January 12.

8. OLD BUSINESS - None.

9. NEW BUSINESS

Frank Karnauskas reported on the recent hydraulic fluid leakage throughout the neighborhood as a result of a faulty garbage truck, and the efforts being taken to clean up the numerous small spills. He asked Austin if these spills could have any deleterious effect on the new pavement, Austin replied that it would not.

10: COMMENTS AND INFORMATION FOR THE GOOD OF THE COMMUNITY

There was an observation about contractors to individual homeowners that park their construction vehicles on Evans Mountain Road and the effect on neighborhood pedestrians and traffic. The homeowner asked if "no parking"

signs could be placed along Evans Mountain Road. Such a request would have to be made to Pima County as the HOA does not control Evans Mountain Road. Brian Bicket said he would contact Pima County about the matter.

A homeowner had a question about the relationship between a County building permit and ACC approval. Greg Piriano said that the guidelines encourage contacting the ACC first to get preliminary input on the proposed improvement and offered to meet with the homeowner to discuss the matter.

The meeting was adjourned at 7:54.