

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

Meeting Minutes

May 8 2023 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
Aletha Kalish 2023	x		
Michael Katz 2023		x	
Donn Stoltzfus 2023	x		
Brian Bickel 2024	x		
Greg Piraino 2024	x		
Austin Wesnitzer 2024	x		
Ron Steffens 2025	x		
Vacant 2025			
Vacant 2025			

2. APPROVAL OF PREVIOUS MONTH'S MINUTES

The minutes of the April 10, 2023 meeting were approved without revision.

3. PRESIDENTS COMMENTS

Aletha Kalish welcomed the homeowners attending the meeting and thanked the community for making the Foothills Clusters one of the desirable neighborhoods in Tucson. She noted that one home had closed during the past month, and two new listings were placed.

4. COMMITTEE REPORTS

a. Brian Bickel gave the Budget and Finance Committee Report. The Balance Sheet Comparison Report shows a checking account balance of approximately \$225,000, with 87,000 of that amount in an account controlled by Alliance Bank for future loan payments. In addition, savings, accounts receivable, and petty cash total slightly over \$104,000. A final payment to KE&G is pending.

b. Austin Wesnitzer presented the Roads Committee Report. He discussed the question of survey monuments, particularly in light of a report from a homeowner about a missing monument in the 3600 block of East Gibbon Mountain Place. He said that all monuments found at the beginning of the project have been replaced as of now, and the County has registered each of the replacement monuments. There was a brief discussion of the Gibbon Mountain situation, which has been referred to a surveyor by the homeowner, but it appears that the nearest available monument is at the intersection of Evans Mountain and Gibbon Mountain.

b. Greg Piraino presented the Architectural Control Committee Report, which is attached at the end of the minutes. He noted that there would be an emphasis on requiring signatures from all adjacent neighbors on applications for new construction projects, after an inadvertent failure to do so has led to a recent complaint.

c. Ron Steffens gave the Landscape report which included a price estimate to repair the landscape lights at the Alvernon entrance. It is unknown if there is a usable conduit beneath the pavement at that location, and the cost would increase if a new conduit must be installed. There was a brief discussion and the initial sense of the Board was that (1) the south side has not had lights in the past, so a new proposal will be prepared that only replaces lights on the north side and uses the existing conduit; and (2) if the existing conduit is not able to be utilized, the pavement should not be disturbed, even if it means that we may need to resort to solar lights on the north side (as the power is on the south side). Ron said he should have a north-side only proposal by the next meeting.

In response to a question about the Campbell Wash crossing at Ventana Canyon, Ron said that Dan Weisz, landscape committee member, may know of a contractor who should be able to use a small backhoe and sweeper attachment to clean the road of sediment, should that be necessary in the upcoming monsoon season. Our primary landscape contractor, BrightView, does not offer this type of service.

d. Donn Stoltzfus presented the Compliance and Enforcement Committee Report, which is attached at the end of the minutes. He said that Courtesy Notices would be sent out to several homeowners this month following the results of the March compliance assessments, but that the observed violations were minor. He also said that our attorney would be sending a letter to the owner at 3553 E. Lizard Rock regarding the commercial trailer, which remains on site despite the assessment of fines against the owner.

e. There was no Communications Committee Report.

f. Dan Weisz presented the Welcoming Committee Report and said that he had sent a letter to one new homeowner in the previous month.

7. MASTER ASSOCIATION REPORT

Dan Weisz said that there was nothing to report from the Master Association.

8. OLD BUSINESS - None discussed.

9. NEW BUSINESS: Brian Bickel requested that the formation of a Nominating Committee for the fall Board of Directors election be placed on the June meeting agenda for possible action.

10. COMMENTS AND INFORMATION FOR THE GOOD OF THE COMMUNITY

One homeowner stated that they had moved to the neighborhood about a year ago, have found their neighbors to be friendly, and are very pleased with their decision to move to the Clusters.

11: ADJOURN: A motion to adjourn was approved at 7:06.

April 2023 Architectural Control Committee Report

Prepared by: Greg Piraino, FCHOA ACC (480) 234-4040 5/8/2023

Significant Activities: None. Fairly quiet month.

A: TWO New Applications Received and Approved or Disapproved

3818 E Marble Peak Appl. for re-landscape of property previously illegally cleared and leveled. Under review.

3649 E Marble Peak Appl. for fence around back patio. Approved. Open.

B: TEN Previous Applications with Open or Ongoing Aspects

3681 E Esperero Cyn RV on side of house. Appl. approved. Open

3801 E Diablo Cyn Carport and new storage re-submitted outside of setback. Appl. approved. Open.

3561 E Nugget Cyn Fence appl. submitted and approved. Open.

3748 E Gibbon Mtn Enclosing small tank with fence. Appl. submitted and approved. Open

3584 E Gibbon Mtn Construction of storage building. Appl. submitted and approved. Open

3490 E. Marshall Gulch Painting home. Appl. submitted and approved. Open

3881 E Marble Peak Appl. to install fence. Missing site map and missing signatures.

Disapproved. Homeowner acknowledged and will gather items. No activity so far.

6400 North Burro Creek Appl. for carport to garage conversion previously approved. Appl. for paint change to be submitted separately. No paint application received. No activity or paint applications received lately. Open

3560 E Marshal Gulch Appl. for driveway resurface. Approved. Open

3830 E Diablo Cyn Appl. for house re-paint to non-white low LRV. Approved. Open

3809 E Mount Kimball Appl. for shed addition. Approved. Open

3800 E Kimball Appl. for house re-paint to non-white low LRV. Approved. Open

3584 E Gibbon Mtn Appl. to replace rear block wall with ironwork. Approved. Open

C. ONE Project Completed Observed and Closed:

3800 S Mt Kimball Painting windows and wall. Completed and Closed.

D: Contacts Made and/or Significant Discussions and/or Progress

3586 E Gibbon Mtn Shed has been installed in back yard. Homeowner did apply and receive approval stating shed was out of view of neighbors. Neighbor says shed is in plain view and is requesting replacement of survey markers in street so independent survey by neighbor can verify shed location. Aletha leading. Greg supporting as needed.

E. Future Activities:

Provide expanded list of pre-approved locally available high-performance tan roof coatings
Provide partial response to Mr. Everett comments. May evolve into a new FAQ page.

**May 2023 Compliance and Enforcement Committee Report
(covering the period 4/1-4/30 2023)**

A. Compliance Assessments:

No compliance assessments were performed in April.

B. Courtesy Notices:

Three Courtesy Notices were issued, regarding parking of RVs and commercial equipment. All three cases were satisfactorily resolved with removal of the prohibited vehicles. In addition, one earlier Courtesy Notice for unauthorized removal of native vegetation was closed out following installation of a replacement tree.

B. New Enforcement Cases:

None. As a result of the March compliance assessments, six properties with apparent violations have been identified and Courtesy Notices will be sent to those homeowners.

C. Enforcement Cases in Progress

3553 E. Lizard Rock Place (NOV): The enforcement file was provided to the attorney for assistance in continuing the enforcement process.

3434 E. Guthrie Mountain (Courtesy). Owner continues to make progress and requested an extension through June to remove the trailer and auto to another property. Extension granted.

3572 E. Guthrie Mountain (Courtesy). No response. A Notice of Violation will be prepared for failure to screen water treatment equipment.

D. Closed Enforcement Cases None.

E. Other Notes

A fourth draft of the Compliance Inspection Policy was prepared and is posted on the FCHOA website www.foothillsclusters.com for public review and comment. No homeowner comments were received in April. The policy was revised in this draft to include the direction of the Board during the recent discussion of white roof enforcement. It is anticipated that the policy will be placed on the June or July Board meeting agenda for possible approval.