

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

Meeting Minutes

June 12, 2023 at 6:30 PM
Location: Zoom Video Conference

1. CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:302

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 May 8, 2023 meeting were approved without revision.

3. PRESIDENTS COMMENTS

Aletha Kalish welcomed the homeowners in attendance at the meeting.

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 \$213,000, 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 \$95,000. Final payment has been made to KE&G, the roads contractor. Brian said that he would consider placing some of the HOA funds in a CD to take advantage of current interest rates.

b. Austin Wesnitzer joined the meeting and presented the Roads Committee Report. He said that some minor repair work would be done by KE&G later this summer. The final survey record has been completed by ALTA and send to the County. Any questions about survey monuments should be referred to ALTA and/or brought to Austin's attention.

c. Greg Piraino presented the Architectural Control Committee Report, which is attached at the end of the minutes. Fourteen projects are active, with four new approvals in May. One project was closed, and two applications were returned as incomplete.

d. Ron Steffens gave the Landscape report and said that he continues to discuss the repair of the landscape lighting at the Alvernon entrance with our landscaping contractor. He expects to have a final recommendation, which may include solar if the existing conduit is unusable, by the next meeting. Ron also said that there was a bee infestation in a utility box near this entrance. He has obtained a bid of \$175 to remove the infestation, which presents a hazard to nearby residents. The board discussed and concurred with the proposed removal.

e. Donn Stoltzfus presented the Compliance and Enforcement Committee Report, which is attached at the end of the minutes. He noted that the commercial trailer has returned to 3553 E. Lizard Rock, after being absent for a couple of weeks, and that the legal efforts to compel compliance would continue.

f. There was no Communications Committee report.

g. Dan Weisz presented the Welcoming Committee report, noting that there were no sales and no new residents this month.

5. MASTER ASSOCIATION REPORT

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

6. APPOINTMENT OF A NOMINATING COMMITTEE FOR THE BOD ELECTION

The Board discussed possible members and leadership of the committee but took no action.

7. OLD BUSINESS: None discussed.

8. NEW BUSINESS: A resident asked if the HOA could do anything about contractor working hours, and it was stated that Pima County ordinance applies with working hours of 7 AM- 7 PM.

Brian Bickel said that he and others are preparing a proposed amendment to the CC&Rs that, if passed, would enable the FCHOA to contract with a waste hauler for the sole right to pick up waste and recycling within the community. The FCHOA would have to periodically issue a bid for these services. If the Board were to approve the draft amendment, it would not go into effect until approved by at least 75% of the lot owners. There is no time limit on the approval process.

9.. COMMENTS AND INFORMATION FOR THE GOOD OF THE COMMUNITY

None stated.

10: ADJOURN: A motion to adjourn was approved at 7:19.

June 2023 Architectural Control Committee Report prepared by Greg Piriano (480) 234-4040 6/12/2023 **Members David Kalish, Donn Stoltzfus**

Significant Activities: None. Fairly quiet month.

A: (6) New Applications Received and (4) Approved and (2) Incomplete or Disapproved

3809 Mt Kimball Appl for Gazebo Addition. Requires signatures. Rejected as incomplete.

6871 N Quartzite Cyn Appl to pave driveway and back patio. Complete. Approved.

6870 Cascade Springs Appl for roof coating. Complete. Approved.

3584 Gibbon Mtn Discussed pool pergola. Application incomplete. Met to discuss on site.

3818 E Marble Peak Appl. for re-landscape of property previously illegally cleared. Approved. Open.

3570 Guthrie Mtn Pl Appl for new roof shingles. Complete. Approved.

B: (14) Previous Applications with Open or Ongoing Aspects

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

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. (1) Project Completed Observed and Closed:

3586 E Gibbon Mtn Observed rear fence improvement. Closed

D: Contact 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. Greg observed finished installation in June and has been installed per application dimensions. Issue still open.

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.

End of Report 6/1220

**June 2023 Compliance and Enforcement Committee Report
(covering the period 5/1-5/31/2023)**

A. Compliance Assessments:

No compliance assessments were performed in May. One property was investigated for possible operation of a business in violation of the single family residential requirement.

B. Courtesy Notices:

Six Courtesy Notices were sent as a result of the March compliance assessments. Five homeowners responded promptly by the June 1 deadline; two took action to achieve compliance; one requested an extension until August 15 to come into compliance and the extension was granted; two are in the process of securing approval from the Architectural Control Committee to make the changes necessary to achieve compliance; and one homeowner did not respond to either the Notice or a follow-up email.

B. New Enforcement Cases:

None. Courtesy Notices that result in immediate compliance are not considered to be open enforcement cases.

C. Enforcement Cases in Progress

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

3553 E. Lizard Rock Place (NOV): After our attorney sent a letter demanding compliance, the trailer was removed in mid-May but has recently returned to the site. Fines assessed to the homeowner remain unpaid and have been referred to the FCHOA Treasurer.

D. Closed Enforcement Cases

3572 E. Nugget Canyon (Courtesy). Owner relocated a water treatment unit out of public view. Case closed.

E. Other Notes

The Draft Compliance Assessment was revised and posted on the website. Comments were received from one homeowner and one Director. The Policy will be placed on the July agenda of the Board of Directors meeting for action.