

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

Meeting Minutes

November 5, 2023 Immediately Following the Annual Meeting
Catalina Foothills High School, House #1 Seminar Room

1. CALL TO ORDER / ROLL CALL

The meeting was called to order at 3:26 PM.

Board Member/Term Expiration	Present	Absent	Proxy
Brian Bickel 2024	x		
Greg Piraino 2024	x		
Austin Wesnitzer 2024			x
Michael Katz 2025	x		
Ron Steffens 2025	x		
Vacant 2025			
Gigi Bainbridge 2026	x		
Aletha Kalish 2026	x		
Donn Stoltzfus 2026	x		

2. ACKNOWLEDGEMENT OF NEWLY ELECTED DIRECTORS

Aletha Kalish, Donn Stoltzfus, and Gigi Bainbridge were acknowledged and welcomed to the Board.

3. APPOINTMENT(S) TO FILL THE VACANT DIRECTOR POSITIONS.

Michael Katz indicated that he was willing to serve and was appointed by unanimous vote to a vacant Director position expiring in 2025.

4. NOMINATION AND ELECTION OF OFFICERS.

The following officers were nominated and elected, each by unanimous vote.

President :	Aletha Kalish
Vice President	Gigi Bainbridge
Secretary	Donn Stoltzfus
Treasurer	Brian Bickel

5. APPOINTMENT OF COMMITTEE CHAIRS

The following individuals volunteered and were appointed by acclamation to chair the committees. There was a brief discussion of whether any additional committees should be established, but none were identified. If the Board encounters a new issue in the future worthy of study or direction, it may choose to expand the number of committees.

Architectural Control Committee:	Greg Piraino
Budget and Finance Committee	Brian Bickel
Communications Committee	Frank Karnauskas
Compliance and Enforcement Committee	Donn Stoltzfus
Landscape Committee	Ron Steffens
Road Maintenance Committee	Austin Wesnitzer
Welcoming Committee	Dan Weisz

Each committee chair will be responsible for recruiting additional residents to serve on their committee and identifying those members at a future Board of Directors meeting.

6. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING.

The minutes of the October 2023 meeting are not yet available to the Board.

7. COMMITTEE REPORTS

a). Budget and Finance Committee (Bickel)

Brian Bickel reminded the Board that the 2024 annual assessment notices would be sent in early January and recommended that the assessment be increased from \$317 to \$333, the maximum allowable annual increase. The increased fee is largely needed to fund future road maintenance activities.

The Secretary stated that because the subject of the 2024 annual assessment was not listed as an action item on the agenda, it could be discussed but no action could be taken. The Board was generally favorable to the recommendation, and the 2024 annual assessment will be an action item on the December 2023 Board of Directors meeting agenda.

Due to time constraints all other committee reports were postponed until the December meeting. The Architectural Control Committee and Compliance and Enforcement Committee written reports are attached at the end of these minutes.

8. MASTER ASSOCIATION REPORT (Weisz)

This report was also postponed until the December Meeting.

9. OLD BUSINESS

None stated.

10. NEW BUSINESS

a) Consideration of the Location (In-person or Zoom) of Future Meetings.

The Board considered whether to make future Board meetings in-person. After discussion of the various advantages and disadvantages of in-person vs. Zoom meetings, and the logistics and costs of obtaining a location for in-person meetings, the consensus was to move to a "hybrid" model, with some meetings held on Zoom, and others in person. The actual schedule will be developed, but the next meeting (December) will be a Zoom meeting.

Several Board members discussed and requested clarification on the inability to take action on an item that was not listed on the agenda, such as something that is brought up for the first time under New Business. The Secretary explained that was his understanding of the requirements of the statute governing all meetings of an HOA Board of Directors (ARS 33-1804) which requires, among other things, that all attending the meeting be provided with an agenda that "informs members of the matters to be discussed or decided".

Donn Stoltzfus stated that a CC&R compliance hearing was recently scheduled to be heard immediately following the December 11 Board meeting. Additional information will be sent to the Directors as that date approaches.

11: ADJOURN

The meeting was adjourned at 4:01 PM.

Nov 2023 Architectural Control Committee Report

Prepared by: Greg Piraino, FCHOA ACC (480) 234-4040
ACC Members 2023: Donn Stoltzfus, David Kalish

A: (5) Applications Received - (4) Approved, (1) Disapproved

3756 Marble Peak Roof replacement. Approved.

6880 Cascade Spring Rooftop solar. Approved.

3430 Sunrise Rooftop Solar. Approved.

6714 Quartzite Re-application for RV garage and bedroom addition. Second application addressed over-height issue identified from first disapproved review. Missing neighbor signatures were provided. Second review Approved.

3773 Marble Peak Re-application for Demolition and Reconstruction of home. One of eleven issues based on ACC first review were addressed by applicant. ACC performed second review of reapplication, disapproved for not addressing ten of the remaining outstanding issues, and returned to applicant in November. Applicant presented questions to ACC which ACC responded to in writing addressing all questions. ACC has returned to the task of assembling records also requested by applicant.

B. New White Roof Coatings Reported:

6821 Quartzite Cyn White roof appeared without application. Complaint received. Contact made with Property Manager to correct condition. Enforcement Committee issued a NOV letter to Property Manager. Follow-up with Property Manager planned for November.

3724 Lizard Rock White roof appeared without application. Complaint received. No phone or email contact information for owner is on file. Contact with homeowner will be pursued in November.

C: Contact Made and/or Significant Discussions and/or Progress

3584 Gibbon Mtn Shed location dispute progress: Previously met neighbor initiating complaint who agreed to relocation in concept and agreed to proposed location in concept and would like to see the proposed location staked before the move. Shed owner open to moving shed. ACC discussion in November centered on cost of move and financial responsibility.

3500 Nugget Cyn Shed inquiry. Provided homeowner with blank application and copy of ACC Guidelines.

D: Previous Applications with Open or Ongoing Aspects

3430 Sunrise Rooftop Solar, Approved, Open. 6880 Cascade Rooftop Solar, Approved, Open. 6870 Cascade Springs Rooftop Solar, Approved, Open.

3780 Nugget Cyn Shingles, Approved, Open.

6414 Burro Creek Shingles, Approved, Open.

3570 Marshall Gulch Rooftop Solar, Approved, Open.

3783 Nugget Cyn Rooftop Solar, Approved, Open.

3712 Lizard Rock Shingles, Approved, Open.

3525 Marshall Gulch Rooftop Solar, Approved, Open.

3809 Mt Kimball Mtn Gazebo Addition, Approved, Open.

6871 Quartzite Cyn Pave driveway and back patio. Complete. Approved, Open.

6870 Cascade Springs Roof coating. Complete. Approved. Open.

3818 Marble Peak Re-landscape of property previously illegally cleared. Approved. Open.

3570 Guthrie Mtn PI New roof shingles. Complete. Approved. Open.

3649 Marble Peak Fence around back patio. Approved. Open.

3801 Diablo Cyn Carport and new storage re-submitted outside of setback. Approved. Open. 3561 Nugget Cyn Fence. Approved. Open. 3748 Gibbon Mtn Enclosing small tank with fence. Approved. Open
3584 Gibbon Mtn Storage building. Approved. Open
3490 Marshall Gulch Painting home. Approved. Open
3881 Marble Peak PI Fence. Missing site map and missing signatures. Disapproved. Homeowner acknowledged. No recent activity.
6400 North Burro Creek Carport to garage conversion previously approved. Open. Paint change to be submitted separately. No recent activity. Open
3830 Diablo Cyn Paint to non-white low LRV. Approved. Open
3800 Kimball Mtn Paint to non-white low LRV. Approved. Open
3584 Gibbon Mtn Replace rear block wall with ironwork. Approved. Open

E. FUTURE ACTIVITIES

Provide expanded list of pre-approved locally available high-performance tan roof coatings. Provide descriptions of alternate high performance tan roof coatings. Provide new FAQ pages for multiple subjects that keep coming up as applicant questions. Provide records requested by 3773 Marble Peak Place. Contact two new white roofs.

End of Report 11/5/2023

October 2023 Compliance and Enforcement Committee Report (covering the period 10/1-10/30/23)

A. Compliance Assessments

:

Compliance assessments were performed for all west-side homes (west of and including Diablo Canyon Road. Ten potential violations were observed and referred for committee review. Notices will be sent in November.

B. Courtesy Notices:

No courtesy notices were sent in October..

C. New Enforcement Cases:

No new enforcement cases were opened.

D. Enforcement Cases in Progress

3736 E. Lizard Rock (NOV) . Boat trailer in side yard. The homeowner failed to respond to prior notices; an NOV was issued with compliance required by September 14. No response to the NOV. A Compliance Hearing has been set for the December Board meeting.

D. Closed Enforcement Cases

3553 E. Lizard Rock (NOV) . As a result of legal action, the commercial trailer has been removed and the case is considered closed. Fines totaling \$360 have accumulated against the owner.

E. Other Notes

Enforcement for white/near white roofs will begin later this year.