

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

Meeting Minutes

December 11, 2023 via Zoom

1. CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:30 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. PRESIDENTS COMMENTS:

President Kalish welcomed the Directors and homeowners in attendance to the meeting. She expressed her appreciation to the many who assisted with HOA business in 2023 and said she was looking forward to working together in 2024.

3. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING.

It appeared that not everyone had received a copy of the November meeting minutes, so the item was tabled.

4. DISCUSSION AND POSSIBLE ACTION TO SET THE 2024 ASSESSMENT FEE.

Treasurer Bickel said that an increase in the assessment was necessary to pay for future expenses, including sealing the newly paved streets. He recommended the fee be set at \$333 per lot, a 5% increase from 2023. The motion passed by unanimous vote. Mr. Bickel said the assessment would be due by January 31.

5 DISCUSSION AND POSSIBLE ACTION TO ADOPT THE 2024 BUDGET.

Treasurer Bickel presented a budget that anticipated approximately \$122,000 in revenue. The majority of expenses, approximately \$87,000, represent loan payments for the debt incurred to repave the streets. After including other anticipated expenses, the budget projects approximately \$12,000 in excess revenue to be applied to HOA savings.

After a brief discussion, Mr. Bickel said he would present a final budget for adoption at the January 2024 meeting.

6. DISCUSSION AND POSSIBLE ACTION REGARDING THE CHAIRMANSHIP OF THE NOMINATING COMMITTEE.

Secretary Stoltzfus reminded the Directors of their responsibility to appoint a member of the Board to chair the committee that will prepare a list of nominees for the November 2024 Board of Directors election. (Appointment is required at least 90 days prior to the annual meeting held in November). It was the sense of the Board that the Chairperson not be someone running for reelection in November. After a brief discussion, no Director volunteered and the matter was tabled for future discussion.

COMMITTEE REPORTS

a). Budget and Finance Committee (Bickel)

The Treasurer provided a financial statement showing that the FCHOA maintains approximately \$251,000 in financial assets (checking, savings, accounts receivable, and petty cash). \$86,657, representing a full year of loan payments, is required by Alliance Bank to be held in reserve

Nine homeowners are currently overdue on their 2023 assessment payments and at risk of being referred to the collection agency.

b) Architectural Control Committee

Chairperson Piraino reviewed the attached report.

c) Communications Committee

No report.

d) Compliance and Enforcement Committee

Chairperson Stoltzfus reviewed the attached report. He reminded the Directors that a Compliance Hearing was to be held immediately following the Board Meeting for the matter of a boat trailer at 3736 E. Lizard Rock.

e) Landscape Committee

Chairperson Steffens stated that the green waste pickup effort was completed over two days in November. While he does not yet have the total number of homes serviced, the costs are estimated to be under budget at approximately \$6500.

f) Road Maintenance Committee

Chairperson Wesnitzer said he has had some conversations with contractors about the asphalt fog seal application, which will be done in 2025. He hopes to have a preliminary cost estimate available for budgeting purposes next year

During the November annual meeting, a few homeowners voiced concerns about drainage from the roads into their properties, and he will be following up on those in the near future. He is also planning on providing all of the pdf files pertaining to the paving project to Brian Bickel to be available to the public in the HOA Portal website.

There was a brief discussion of whether some reports could or should be available in hardcopy at the records repository, which it was agreed could be determined after the electronic files were posted to the Portal.

g) Welcoming Committee

No report.

7. MASTER ASSOCIATION

No report.

8. OLD BUSINESS

None

9) NEW BUSINESS

Larry Holmes led a discussion about the lack of an email contact address for 67 homeowners, limiting the ability of the FCHOA to quickly and easily communicate with those homeowners when necessary. He proposed that the FCHOA send a notice by mail to each of those homeowners requesting that they provide their email contact, if any. After a brief discussion, Brian Bickel said that he could put such a notice on the upcoming assessment invoice, and it was decided to wait to see what results that would yield before attempting other means to obtain these email contacts.

Frank Karnauskas apologized to a homeowner for inadvertently deleting an email from the homeowner resulting in a delay responding to a concern. He also expressed his thanks to Larry Holmes for the work done to improve the website and HOA communications.

Greg Piraino suggested that the Board consider creating a path through the Common Area lands that would connect the Clusters with the Finger Rock Trail at Alvernon/Ina. The idea was well-received and referred to the Landscape Committee for consideration.

11: ADJOURN

The meeting was adjourned at 7:22 PM.

December Architectural Committee Report

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

A: (2) Applications Received - (2) Under Review

3826 Diablo Cyn Application to enclose garage. Submitted with plans and neighbor's signatures 11/20/23 Under ACC review.

3773 Marble Peak Re-application for Demolition and Reconstruction of home. Submitted 11/16-11/29/23. Reapplication under ACC review. Legal consultant reviewing letter provided and applicant as well as "Kalway" ruling presented by applicant.

B. White Roof Coatings

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: Gibbon Mtn Shed Progress

3584 Gibbon Mtn No progress in November. 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 coming next opportunity.

D: Previous Applications with Open or Ongoing Aspects

3430 Sunrise Rooftop Solar, Approved, Open.
6880 Cascade Rooftop Solar, Approved, Open. 6
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
3756 Marble Peak Roof replacement. Approved. Open
6714 Quartzite RV garage and bedroom addition. 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. Obtain legal review results of CC&R/Guidelines review.

End of Report 12/11/2023

November 2023 Compliance and Enforcement Committee Report

(covering the period 11/1-11/30/23)

A. Compliance Assessments

:

No Compliance Assessments were completed.

B. Courtesy Notices:

Five Courtesy Notices were sent. Three concerned flatbed trailers on lots, one a new white roof coating, and one a rusted metal shed that required painting. There was one other minor issue that did not warrant a notice; a quick email was sent and the matter was corrected the following day.

B. New Enforcement Cases:

No new enforcement cases were opened.

C. Enforcement Cases in Progress

3736 E. Lizard Rock (NOV) . Boat trailer in side yard. The homeowner failed to respond to the NOV or a subsequent Notice of Hearing. A Compliance Hearing is scheduled for December 11

.

D. Closed Enforcement Cases

None.

E. Other Notes

An inventory of apparent white/near white roofs is underway..