

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

**Meeting Minutes
November 28, 2023 at 6:30 PM via Zoom**

1. CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:30PM.

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. DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO REFER A MATTER TO THE ATTORNEY FOR THE BOARD FOR CONSIDERATION.

Greg Piraino and Donn Stoltzfus explained that a homeowner whose application for a full teardown and home construction project submitted to the FCHOA a letter, prepared by an attorney, challenging whether the FCHOA has the authority to impose certain stated Architectural Control Committee (ACC) Guidelines to the project. The ACC referred the letter to the FCHOA attorney, who offered support for the application of the Guidelines in principle but suggested that it would be helpful to conduct a more detailed review of the specific language of the Guidelines. The ACC agrees that such a review is appropriate in light of the concerns raised by the homeowner's attorney. Greg then addressed several specific questions submitted to the Board by the homeowner.

Donn Stoltzfus made a motion "That the FCHOA approve the expenditure of up to \$2500 for our attorney to review the Architectural Control Committee Guidelines and provide comments or suggested revisions for the FCHOA to consider".

After a brief discussion by members of the Board, the meeting was opened to the public for comment. There were comments regarding clarification of the project in question, the nature and application of the ACC guidelines, and whether the neighbors to the property had been consulted. Other attendees had questions about the role of the County in project approval and whether more public input to the Guidelines should be sought.

At the conclusion of the comments, the motion was called and the Board voted unanimously (7-0) to approve the motion.

3. ADJOURN

The meeting was adjourned at 7:02 PM.