

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

**MEETING MINUTES**

**May 14, 2024**

**Zoom Meeting**

**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		
Ron Steffens 2025	x		
Vacant 2025			
Vacant 2025			
Gigi Bainbridge 2026	x		
Aletha Kalish 2026	x		
Donn Stoltzfus 2026	x		

**2. PRESIDENTS COMMENTS:**

President Kalish welcomed the Directors and members of the public.

**3. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS**

The minutes of the April meeting were approved without revision.

**4. COMMITTEE REPORTS**

a) Budget and Finance

Brian Bickel reported that the FCHOA has an account balance of approximately \$324,000 in checking, savings and accounts receivable, an outstanding street paving loan balance of \$759,000.

b) Architectural Control Committee

Greg Piraino reviewed the monthly report, which is attached at the end of the minutes. Ten new applications were received last month, eight of which have been approved. and two remain under review. .

Greg requested guidance from the Board on how to proceed with an issue between neighbors regarding applications at 3584 E. Gibbon Mountain and was advised to proceed with approval of the latest application.

c) Communications Committee

Larry Holmes reported that there has been no recent activity.

d) Compliance and Enforcement Committee

Donn Stoltzfus reviewed the monthly report, which is attached. A review of aerial photographs resulted in the identification of 16 homes potentially with white or near-white roofs. Courtesy Notices have been sent out and homeowners can request an on-site review, or submit an application by July 1, 2024 to recoat their roof in a non-white color, in which case they will be allowed up to 12 months to recoat.

Greg Piraino that there are many high-performance tan roof coatings available, including those classified as "cool roof", which reflect the sun and help keep summer utility bills down. Solar reflectivity is a function of materials as well as color.

Donn reminded the Board that a Compliance Hearing for 6719 N. Cascade Springs was scheduled immediately following the business meeting.

e) Landscape Committee

Ron Steffens reported that the committee is working on a question and answer document concerning buffelgrass and other undesirable non-native species. Dan Weisz mentioned that the website [stinknet.org](http://stinknet.org) is a good source of information on this invasive plant. Homeowners can report its occurrence to Pima County and get tips on how to eradicate it if it occurs on their property.

f) Road Maintenance Committee

Austin Wesnitzer continues to work with KE&G to take care of some minor repairs to the asphalt and addressing the loose manhole cover on Marble Peak. No schedule for the work yet.

g) Welcoming Committee

Dan Weisz said that he had sent a welcoming letter two homeowners in April and is working on making some changes to the information included in the letter..

## **5. MASTER ASSOCIATION REPORT**

Dan Weisz reported that he coordinated with a homeowner in the adjacent community to allow Brightview Landscaping crews to access Campbell Wash from the north and remove fountain grass and buffelgrass plants in that area.

## **6. OLD BUSINESS**

The Board continues to seek volunteers to fill the two remaining positions on the Board and to till vacancies on the Nominating Committee and Compliance and Enforcement Committee. Gigi Bainbridge said it might be useful to create a list of projects that volunteers could work on to assist the Board.

Homeowner Angelia Sellers said that she is a long-time resident of the Clusters and would be interested in filling one of the vacant positions on the Board. She noted that she has a law degree and experience managing a family business. Aletha Kalish asked her to submit a brief biographical sketch for the Board to consider her application.

The possibility of establishing a committee to suggest revisions to the CC&Rs was briefly mentioned and discussed without conclusion.

## **7. NEW BUSINESS**

Cracking in the asphalt in the 3300 block of Ventana Canyon Road was discussed and will be included in the list of repairs for KE&G to make, at Austin's direction.

## **8. COMMENTS AND INFORMATION FOR THE GOOD OF THE COMMUNITY**

None.

**10. ADJOURN.** The meeting was adjourned at 7:29 PM..

### **May 2024 Architectural Control Committee Report**

Report Prepared by: Greg Piraino, FCHOA ACC (480) 234-4040 5/14/2024  
ACC Members 2024: Donn Stoltzfus, David Kalish

#### **A: (10) Applications Received - (8) Approved (2) Under Review**

3532 Nugget Cyn Application to re-roof in tan. Approved.

3532 Nugget Cyn Application to install pavers in driveway. Approved.

3307 Ventana Cyn Application to re-roof in tan- Approved, to remove deck and debris- Approved, to remove evap cooler-Approved, to add pergola to back yard- Disapproved- incorrect form and no info provided on structure.

3584 Gibbon Mtn Application to replace portions of block wall with steel fence. Approved.

6625 Pigeon Springs Re-Roof and Re-paint. Approved.

6865 Cascade Springs Application for addition. Approved following resubmitted modification to work within Guidelines.

6865 Cascade Springs Application for water diversion wall. Approved.

3565 Guthrie Mtn Application to re-coat roof in tan.

Approved. 3584 Gibbon Mtn Application to add pergola. Pending ACC Discussion.

Applied 4/15/24. Due date 5/14/24

3584 Gibbon Mtn Application to move shed. Pending ACC Discussion. Applied 5/4/24. Due date 6/4/24

**B. Previous Applications Closed:** Approximately 30 approved applications remain open. ACC will begin contacting these homeowners once present Guidelines workload recedes.

### **C. Previous Requests Carried Out:**

6800 Cascade Spr Observed roof color and confirmed tan. Recommended Enforcement correct the record and issue a retraction letter.

Request from homeowner to assist in relocation of shed at 3584 Gibbon Mtn: new shed location was staked, discussed with homeowner, discussed with south neighbor all in agreement on new location. Information package including signatures of surrounding affected neighbors was provided to neighbor who has refused to communicate with myself. ACC discussing who should communicate with homeowner.

### **D. Future Activities**

- Create new streamlined application forms for improvements that are easier to follow, enter data into, and review more quickly
  - Create list of information for homeowners to put on plans to accompany applications. Make this list very easy to follow.
  - Provide expanded list of pre-approved locally available high-performance tan roof coatings. Provide descriptions of alternate high performance tan roof coatings. Provide explanation on roof coating performance and how and why tan roofs can meet or exceed white roof performance.
  - Provide updated FAQ pages for multiple subjects that keep coming up as applicant questions
  - Consider and discuss potential future updates to CC&R's.

End of Report

**May 2024 Compliance and Enforcement Committee Report  
(covering the period 4/1-4/30/24)**

**A. Compliance Assessments:**

No compliance assessments were done. A review of aerial photographs resulted in the identification of 16 parapet roofs that appeared to be white or near-white.

**B. Courtesy Notices:**

A Courtesy Notice was sent to a homeowner regarding a commercial trailer parked on their lot. Courtesy Notices were sent to 16 homeowners with potentially non-compliant roof coatings requesting that they either by July 1 submit an application to recoat the roof (in which case they would have until July 1, 2025 to do so) or contact the HOA to arrange for a direct comparison of the roof coating against the standard color specified in the Compliance Assessment Policy in order to determine if they are in compliance. Aerial photos, while they may suggest a roof is not in compliance, can be misleading due to light conditions, camera angles, monitor settings, and the like.

**C. New Enforcement Cases:**

None.

**D. Enforcement Cases in Progress**

3736 E. Lizard Rock . Boat trailer in side yard. The case has been referred to our attorneys for enforcement.

6791 North Cascade Spring Place Recreational trailer stored in the driveway. A Compliance Hearing is scheduled for May 14.

**E. Closed Enforcement Cases**

None.

**F. Outstanding Fine Balances**

3553 E. Lizard Rock - \$180.

3736 E. Lizard Rock - \$180

**F. Other Notes**

None