

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

MEETING MINUTES

June 11, 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 May meeting were approved without revision.

4. POTENTIAL ACTION ON RECRUITMENT OF MEMBERS TO SERVE ON THE BOARD OF DIRECTORS

Angelia Sellers, a resident of the Clusters for 35 years, volunteered to join the Board of Directors. After discussing her background and interests, and responding to a few questions from members of the Board, Ms. Sellers was welcomed to the Board by unanimous vote. She will serve a term ending in November 2025.

Gigi Bainbridge asked for comments on a document to be posted and emailed to members requesting volunteers for the Board. There was a brief discussion that resulted in minor suggested changes to the document, which Gigi will send out in the near future.

5. COMMITTEE REPORTS

a) Finance Committee

Brian Bickel said that a technical problem prevented posting of the financial reports this month. The overall account balance is approximately \$320,000. He will submit a letter of explanation to the IRS discussing the 2012 switch from a fiscal year accounting record to a calendar year summation. In recent years when the FCHOA has earned enough interest income to file a tax return, this change was not reflected in the IRS records and resulted in a determination of late payment.. A small fine has been assessed against the FCHOA, which Brian will pay.to hopefully resolve the issue.

Brian led a discussion of the possibility of raising the annual assessment by a substantial amount so that by 2040, approximately, when the streets will need to be repaved, there will be sufficient funds available to do so without requiring a loan. After some discussion the item was tabled for future evaluation.

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, seven of which have been approved and others are still under review.

Greg said Gigi Bainbridge would be assisting the committee to review and hopefully close out the backlog of approximately 40 approved applications, most of which are for fairly simple changes that are likely completed by now. Jonathan Weinberg has volunteered to assist Greg with updating and improving the application forms.

c) Communications Committee

Larry Holmes reported that minor changes and additional information continue to be added to the website.

d) Compliance and Enforcement Committee

Donn Stoltzfus reviewed the monthly report, which is attached at the end of the minutes. There were no new compliance issues. Two enforcement cases remain in progress. Approximately half of the 16 owners of white roofs have responded and are on the path to compliance.

e) Landscape Committee

Ron Steffens discussed a proposal from Brightview to rework the riprap installed along Ventana Canyon road at the small wash slightly uphill from Campbell Wash to prevent sedimentation on the street. The cost estimate was \$1536. Further discussion ensued under item (f).

f) Road Maintenance Committee

Austin Wesnitzer said that KE&G, the street paving contractor, is evaluating a small area of cracks developing in the street asphalt on Ventana Canyon Road uphill from Campbell Wash. It may be necessary to stabilize and protect the slope, possibly with additional riprap. He said the crack would be sealed this week as KE&G made several minor pavement repairs elsewhere in the Clusters. After some discussion it was determined that Austin, Ron and Dan Weisz should work together to evaluate the necessary repairs in this area and not proceed with the work proposed by Brightview until a consensus was reached about the full scope of work necessary in this area. The Board did approve by unanimous vote the expenditure of \$1536 should it be deemed necessary in the interim.

There was a brief discussion of whether anything was in place to remove significant accumulations of sediment from the streets, if that became necessary during the upcoming monsoon season. Dan Weisz said he would look at potential options.

g) Welcoming Committee

Dan Weisz said there were no new homeowners in the past month; a couple of sales are pending.

6. MASTER ASSOCIATION REPORT

Dan Weisz reported that the areas ok the Common Area that were cleared of buffelgrass two springs ago were evaluated recently and the buffelgrass has not returned. Some additional buffelgrass removal in other areas was done recently, over three days of labor. Several areas of fountain grass growth were also observed..

7. OLD BUSINESS

The request for volunteers was discussed under item (3) above. No other business.

8. NEW BUSINESS

A homeowner suggested that if the assessment is increased in the future to pre-fund the roads the HOA should consider offering a monthly payment plan.

There was a question about whether the HOA streets could be given back to Pima County to maintain. Brian Bickel said this would not be possible as the streets as constructed in 1979-80 do not meet current County standards for paved roads.

8. COMMENTS AND INFORMATION FOR THE GOOD OF THE COMMUNITY

None.

10. ADJOURN. The meeting was adjourned at 8:06 PM..

June 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

Good News: Gigi Bainbridge has volunteered to assist the ACC with reviews of completed projects. THANK YOU GIGI! Jonathan Weinberg has volunteered to assist the ACC with creation of streamlined project application forms. THANK YOU JONATHAN!

A: (10) Applications Received (7) Approved (3) Under Review

3550 Lizard Rock Application to install tan roof - approved
6875 Cascade Place Application to install tan roof – approved
6855 McFall Crags Application to install tan roof – approved
3818 Marble Peak Application to install tan roof – approved
3845 Marble Peak Application to install tan roof – approved
3584 Gibbon Mtn Application to add pergola- approved
3584 Gibbon Mtn Application to move shed- approved
3568 Lizard Rock Application to install AZ Room Addition – under review
3818 Lizard Rock Application to install shed – under review
3809 Lizard Rock Application to modify driveway – under review

B. Previous Applications Closed: Approximately 40 approved applications remain open. Gigi will begin contacting these homeowners and scheduling observations of the completed projects.

C. Previous Requests Carried Out:

D. Future Activities

- Create new streamlined application forms for improvements that are easier to follow, enter data into, and review more quickly (JW)
- Create list of information for homeowners to put on plans to accompany applications. Make this list very easy to follow. (GP)
- 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. (GP)
- Provide updated FAQ pages for multiple subjects that keep coming up as applicant questions. (GP)
- Consider and discuss potential future updates to CC&R's. TBD End of Report 06/11

**June 2024 Compliance and Enforcement Committee Report
(covering the period 5/1-5/31/24)**

A. Compliance Assessments:

No compliance assessments were done. A complaint was received concerning an untidy front yard, which will be assessed in early June.

B. Courtesy Notices:

None.

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.

6719 N. Cascade Spring Place. Recreational trailer on site. Enforcement proceeding with the understanding that fines will be waived if the trailer is removed by September 1.

E. Closed Enforcement Cases

None.

F. Outstanding Fine Balances

3553 E. Lizard Rock - \$180.

3736 E. Lizard Rock - \$180

F. Other Notes

None