

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

MEETING MINUTES

August 13, 2024

Online 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		
Ron Steffens 2025	x	x	
Angelia Sellers 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 members of the public.

3. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

The minutes of the July 2024 meeting were approved with one minor revision.

4. COMMITTEE REPORTS

a) Budget and Finance Committee

Brian reviewed the account balances and noted that there is still \$6200 in unpaid assessments due the FCHOA.

b) Architectural Control Committee

Gigi Bainbridge and Greg Piraino reviewed the monthly ACC report which is attached at the end of the minutes. Gigi noted that she looks forward to becoming active on the ACC as soon as her nomination is approved and stated that she has been becoming more familiar with the neighborhood and its concerns. Gigi will be working on reducing the backlog of active cases where the work has presumably been completed and a final review is pending.

Greg highlighted 3585 E. Nugget Canyon as an active case where a shed was constructed without ACC approval, resulting in an enforcement action, and he is working with the owner to resolve the matter. It may be necessary to move the shed to comply with the ACC Guidelines.

c) Communications Committee

Larry Holmes said there was nothing new to report.

d) Compliance and Enforcement Committee

Donn Stoltzfus reviewed the monthly report which is attached at the end of these minutes. He discussed the status of the application to store a commercial trailer at 6412 N. Burro Creek place, and stated that further action was on hold after the homeowner provided the Board with a letter from her attorney. The letter has been sent to the attorney for the Board for input, and Donn will bring the matter back to the Board after receiving a response from the attorney.

Donn also noted that two new NOV's had been sent out in early September. In response to an email from a homeowner, he briefly discussed the HOA requirements for vehicle parking, pointing out that there are no limits on the number of cars that can be parked in a driveway, and no restrictions, other than general tidiness, if an inoperable car is stored or worked on in public view.

e) Landscape Committee

In the absence of the chair, there was no report.

f) Road Maintenance Committee

Austin reported that he received a cost estimate in excess of \$14,000 to permanently fix the slope failure and pavement cracking problem on Ventana Canyon Road. He felt that was excessive and instead recommended ongoing maintenance and repair for the time being. He will work with Ron to see if they can find a less expensive solution, perhaps installing rip-rap, as a temporary fix to the problem.

g) Welcoming Committee

No news to report.

h) Nominating Committee

Gigi said she had a least one potential new candidate and that she was waiting to receive information from Greg about the ballot and biographical information from Austin. She expects to have the ballot available for review at the next meeting.

7. MASTER ASSOCIATION REPORT

Dan Weisz reported that at their quarterly meeting the Master Association approved two small invasive grass removal projects, one involving chemical treatment in a rocky area that is too difficult to address by physical removal of the grass.

7. OLD BUSINESS

None

8. NEW BUSINESS

Angie mentioned the problem of vegetative growth along Evans Mountain and Ventana Canyon Roads that overhangs the road and creates visibility problems, potentially endangering pedestrians and students waiting for the school bus. Brian pointed out that these areas were in the Pima County ROW, and Donn said he would contact the County street maintenance group to request some post-monsoon vegetation trimming to enhance visibility along both roads.

9. COMMENTS AND INFORMATION FOR THE GOOD OF THE COMMUNITY

Several Board Members said they would be traveling on the date of the next Board meeting and might have to rely upon proxies.

10. ADJOURN. The meeting was adjourned at 7:16 PM.

August 2024 Architectural Control Committee Report

Prepared by: Greg Piraino, FCHOA ACC (480) 234-4040 8/13/2024

ACC Members 2024: Donn Stoltzfus, David Kalish

A: (5) Applications Received (3) Approved (2) Under Review

3787 Guthrie Application to modify carport back to being a carport (was modified to be interior space) – APPROVED

3871 Marshal Gulch Application for addition to home – very complete application – only missing one neighbor signature – APPROVED

3818 E Marble Peak Application for Solar – APPROVED

3773 Marble Peak Application/submittal of permitted home plans previously Preliminarily Approved – UNDER REVIEW

6860 Cascade Springs Application for Casita – UNDER REVIEW

B. Previous Applications Approved, Constructed, and Closed:

3818 Lizard Rock Application for shed. Constructed and Closed.

C. Unapproved Construction Complaint:

3585 Nugget Canyon Unapplied/unapproved shed being constructed on property. Owner notified by Enforcement. No application received to date. I sent an outreach email along with a blank application form and a copy of the ACC Guidelines.

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. (TBD)
- 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. (TBD)
- Provide updated FAQ pages for multiple subjects that keep coming up as applicant questions. (TBD)
- Consider and discuss potential future updates to CC&R's. TBD • Approximately 50 approved applications remain open. Gigi will begin contacting these homeowners and scheduling observations of the completed project

End of Report 08/13/2024

August 2024 Compliance and Enforcement Committee Report (covering the period 7/1-7/31/24)

A. Compliance Assessments:

No compliance assessments; the next round is scheduled for October.

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. No response from the homeowner to date, a demand letter will be sent in August.

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.

6840 N. McFall Crags Place. Nuisance storage of debris and materials in public view. No response to the NOV, a Compliance Hearing has been scheduled for August 13 and notice sent to the owner.

White roof enforcement (16 sites): Two homes were previously inspected and found to be in compliance. Two homeowners have requested and received a Notice of Non-Conforming Condition valid until such time as they decide to recoat their roof. Seven homeowners have applied to the ACC for approval of a new coating. Five homeowners have not responded and an informal follow-up letter will be sent in August.

6412 N. Burro Creek: Commercial trailer storage, application denied, additional side yard screening requested. Brief communication with the owner, awaiting a proposal for screening. Offered to meet on-site with the owner.

E. Closed Enforcement Cases: None.

F. Outstanding Fine Balances

3553 E. Lizard Rock - \$180.

3736 E. Lizard Rock - \$180

F. Other Notes:

Attended a compliance webinar by our attorney, Jason Smith.