

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

**MEETING MINUTES**

**July 8, 2025 6:30 PM      Location: Online via Zoom**

**1. CALL TO ORDER / ROLL CALL**

The meeting was called to order at 6:31 PM

| Board Member/Term Expiration |      | Present | Absent | Proxy |
|------------------------------|------|---------|--------|-------|
| Angelia Sellers              | 2025 | x       |        |       |
| Ron Steffens                 | 2025 | x       |        |       |
| Timothy Graham               | 2025 | x       |        |       |
| Gigi Bainbridge              | 2026 | x       |        |       |
| Aletha Kalish                | 2026 | x       |        |       |
| Donn Stoltzfus               | 2026 | x       |        |       |
| Brian Bickel                 | 2027 | x       |        |       |
| Greg Piraino                 | 2027 | x       |        |       |
| Vacant                       | 2027 |         |        |       |

**2. PRESIDENTS COMMENTS**

**3. REVIEW OF THE MINUTES OF THE PREVIOUS MEETING**

The minutes of the June 2025 meeting were accepted without comment.

**4. POSSIBLE ACTION TO APPOINT A MEMBER TO THE VACANCY ON THE  
BOARD OF DIRECTORS**

Marty Leuking was nominated and appointed to the Board. Marty then made a few remarks about his background and interest in the community.

**4.. COMMITTEE REPORTS**

**a. Budget and Finance Committee: \**

Brian Bickel reviewed the account balances and pointed out that the invoice for the pavement sealing project was paid last month. He also briefly discussed two homes in which the HOA has initiated recovery procedures due to failure to pay annual assessments for several years. One is on hold due to a lack of equity in the home, and the other is proceeding through foreclosure to recover the balance due.

**b. Architectural Control Committee:**

Gigi Bainbridge reported that five new applications were received in June, four of which were approved and one continues under review.

**c. Roads Committee**

Angie Sellers noted she was pleased with the repaving project. She also discussed a quote she received for delivery and short-term rental of two radar traffic speed signs to be deployed along Evans Mountain Road as a traffic calming measure. She also reported on some preliminary contact with Pima County about securing the permits necessary to place the signs.

In the discussion that followed, it was noted that these signs do not record data that could be used to assess the extent of the speeding problem. This was a concern to several Directors. Greg Piraino said that he had some experience with using traffic data loggers and would look into the cost of obtaining them, with or without a speed radar sign. The matter was left for a future meeting and subsequent report and recommendation from the Committee. Gigi Bainbridge asked about possibly installing stop signs; Angie said that she had been told that would be a matter to discuss with the Arizona Department of Transportation as well as Pima County..

**d. Communications Committee** No report.

**e. Compliance and Enforcement Committee**

Donn Stoltzfus said that there were no activities during June, but there was a matter to be addressed later in executive session.

**f.. Landscape Committee:** No report.

**g.. Welcoming Committee.**

Dan Weisz said that there were no new homeowners in June, and thus no letters were sent.

**g. Nominating Committee:**

Gigi Bainbridge reported that all of the candidates identified so far has provided biographical materials, and she would be organizing those in the coming week.

**5.. MASTER ASSOCIATION REPORT:**

No report. The quarterly meeting was cancelled for lack of business to discuss.

## 6. OLD BUSINESS

### a. Presentation, Discussion, and Opportunity for Homeowner Comment Concerning ACC review of RV/Trailer Enclosure Applications.

Greg Piraino introduced the topic by noting that it was an attempt to bring some closure and consistency to the question of what type of enclosure the current Board wishes to require when homeowners request approval to store an RV or trailer on their lot. The ACC drafted a proposal and had it reviewed by the attorney for the FCHOA, which resulted in the version that was recently distributed to the Board and posted on the FCHOA website for community comment. In the discussion that followed, Ron Steffens thought the relatively small size of our lots was a reason for restricted RV/trailer storage, and in many cases it would significantly alter the appearance of the property. Donn Stoltzfus voiced a concern about limiting wall height on any non-roofed to that customarily approved in the community, i.e. 5-7 feet. Marty Leuking and Tim Graham both stated that they believed Pima County standards would limit the height of such free-standing walls. Donn said he personally would not object if a vehicle was visible by a foot or so above an enclosing wall. Gigi Bainbridge asked that anyone interested in commenting provide a brief statement of their concerns and suggestions, and the ACC would report on the comments and possibly provide a revised version at the next meeting. Angie Sellers voiced concerns that the document allow for flexibility and not take on the appearance of a modification to the CC&Rs. Greg Piraino replied that so long as the document was limited to defining the "completely enclosed" language of the CC&Rs he did not believe it constituted a modification to the CC&Rs, per legal advice. Greg added that the attorney strongly cautioned against using foliage as a means to demonstrate enclosure. Angie pointed out that the current policy takes vegetation into account, and she had concerns about inconsistent interpretation over time. Gigi responded that the nature of rules and regulations is to change over time, citing County development codes as an example, and that the intent was to interpret our CC&Rs in clear and consistent manner. Marty Lueking said he was hopeful that the homeowners would offer comment and guidance to the Board.

## 7. TOPICS FOR FUTURE CONSIDERATION

None.

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

None. A motion for the Board to go into Executive Session was approved,

## 9. ADJOURN

The meeting was adjourned at 8:02.

## **ARCHITECTURAL CONTROL COMMITTEE REPORT**

**10 JUNE 2025 thru 07 JULY 2025**

### **A. (5) APPLICATIONS RECEIVED (4) APPROVED (1) UNDER REVIEW (10) PENDING CONSTRUCTION/UNDER CONSTRUCTION (2) PENDING BOARD REVIEW/LEGAL ACTION (2) CLOSED (3) INQUIRIES**

3621 E Kingler Spring Place\_Pool Install\_Lopez\_UNDER REVIEW  
3731 E Lizard Rock Place\_Garage conversion Flag Install\_INQUIRY 3845 E Lizard Rock Place\_Solar Panel Install\_Rivers\_APPROVED  
3827 E Marble Peak Place\_Unapproved Exterior Fence\_Painter\_APPLICATION REQUIRED  
3583 E Lizard Rock\_Solar Panel Install\_Gordon\_APPROVED  
3732 E Guthrie Mountain Place\_Trailer Enclosure\_Bickel\_APPROVED  
3856 E Diablo Canyon Place\_Roof Replacement\_Koontz\_APPROVED/CLOSED  
3712 E Lizard Rock Place\_Initial inquiry for exterior paint\_Brennan\_INQUIRY  
Conway\_inquiry about new pool install  
3568 E Lizard Rock Place Pavers for Driveway\_Candela\_APPROVED  
3555 East Marshal Gulch Place\_Re-roof, paint exterior trim\_Clark\_APPROVED  
6532 N Burro Creek Place\_Exterior Paint Roofing\_Genzano\_APPROVED  
3827 E Marble Peak Place\_Exterior privacy wall/patio,door>window\_Painter\_APPROVED  
3580 E Nugget Canyon Place\_Roof Recoat\_Speece\_APPROVED  
3487 E Nugget Canyon Place-Solar Panel Install\_O'Connor\_APPROVED  
3505 E Guthrie Mountain Place - Solar Panels Install\_Aden\_APPROVED  
3642 E Kingler Spring Place\_Solar Panel Install\_Moreno Campoy\_APPROVED  
6851 N Quartzite Canyon Place\_Solar Panel Install\_McKenna-Reiners\_APPROVED  
3871 E Marshal Gulch- Addition\_Fricke\_APPROVED  
6412 N Burro Creek\_Trailer Enclosure\_Lori Gray\_PENDING BOARD REVIEW  
3590 E Gibbon Mountain – Travel Trailer Enclosure\_Saxe\_PENDING BOARD REVIEW  
3773 E Marble Peak\_New application Roof Deck/Roof Coating\_Gobar\_DENIED  
3773 E Marble Peak Place\_Review exterior trim; roofing materials\_Gobar\_APPROVED  
3773 E Marble Peak\_New application for Flat Roof Coating\_Gobar APPROVED  
3773 E Marble Peak\_Location\_Electric Panel\_Gobar PENDING LEGAL REVIEW  
3773 E Marble Peak\_Exterior Materials inquiry\_Gobar NOT IN RECEIPT OF MATERIAL  
3773 E Marble Peak\_Application for parking pad\_Gobar APPROVED  
3773 E Marble Peak\_Application for Full Garage\_Gobar DISAPPROVED\_TRO remains In EFFECT for Full Garage

### **B. APPLICATIONS CONSTRUCTED, PENDING OBSERVATION:**

3856 E Diablo Canyon Place\_Roof Replacement\_Koontz\_PENDING OBS  
3584 E Gibbon Mountain Place\_water softener install>Weisberg\_PENDING OBS  
6460 N Burro Creek Place\_Paint house trim, garage door\_Maloney\_CLOSED PENDING OBS  
3555 E Guthrie Mountain Place\_Replace Fence\_Negovian\_CLOSED PENDING OBS  
6820 N Cascade Springs Place\_Recoat (E) Roof\_Steffens\_CLOSED PENDING OBS  
3700 E Gibbon Mountain\_Replace (E) Fence\_Hudoba\_PENDING OBS

3749 E Marble Peak\_Solar Battery Array\_John and Peggy Prugh\_PENDING OBS  
6875 N Cascade Springs\_New Tan Roof\_Robinson\_PENDING OBS

#### **C/ APPLICATIONS CONSTRUCTED, OBSERVED, CLOSED**

6760 N. Cascade Spring Place\_Pool,Canopies,Patio\_Ifkovic/Heimstra\_CLOSED  
3854 E Marble Peak Place\_Trim Paint, Garage Door\_Enriquez\_APPROVED/CLOSED  
3525 E Marshal Gulch – Replace Fence\_Brundage\_CLOSED  
6443 N Burro Creek Place\_non-permanent garage bin storage\_Beloso\_CLOSED  
3881 E Marble Peak Place\_New Fence\_King-Allen\_CLOSED  
3560 E Marshal Gulch Driveway Resurface\_Kalish\_CLOSED  
3836 Mt Kimball\_Rooftop Solar\_Alison\_CLOSED  
3818 E Lizard Rock Place - Solar Install\_Nordell Valone\_CLOSED  
3818 E Marble Peak Place Solar Install\_CLOSED  
3818 E Marble Peak Recoat Roof to Tan\_CLOSED  
3818 E Marble Peak Place\_Shed Build\_CLOSED  
3818 E Marble Peak Place\_Landscape Restore/Driveway\_CLOSED  
3705 E Esperero Canyon Place\_Screen for Propane Tank\_Takasugi\_CLOSED  
6716 N. Quartzite Canyon Place\_Concrete Driveway\_Davis REVIEW BY ACC\_CLOSED

#### **D. UNAPPROVED CONSTRUCTION COMPLAINT**

3827 E Marble Peak Place tall twig/branch wood fence constructed between properties; multiple neighbor complaints; work was not included in application. On Going

#### **E. FUTURE ACTIVITIES**

Prepare technical report on standing seam roofs addressing the following: 1) Best colors and finishes to minimize light reflectance 2) Levels of reflectance suitable for AZ climate 3) Coatings available to reduce reflectance 4) List of possible manufacturers meeting criteria for low reflectance material.

#### **F. ENCLOSURE POLICY**

Post draft of policy for review by membership regarding housing of Trailers, RVs, utility vehicles, etc. within the Foothills Clusters community. Collect and review comments from neighbors regarding proposed Policy. Compile comments for review by board and for determination of inclusion into or amendment to Draft Enclosure Statement.

Prepared by: Gigi Bainbridge, Chair ACC 858-395-4673 ACC Members 2025: Greg Piraino, David Kalish