

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

MEETING MINUTES

August 12, 2025 6:30 PM Location: 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
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	
Marty Lueking	2027	x		

2. PRESIDENTS COMMENTS

Aletha Kalish welcomed the Directors and homeowners to the meeting.

3. REVIEW OF THE MINUTES OF THE PREVIOUS MEETING

The minutes of the July 2025 meeting were accepted with minor revisions.

4.. COMMITTEE REPORTS

a. Budget and Finance Committee:

Aletha spoke on behalf of Brian and said that the financial summary was available on the Portal; nothing unusual to report.

b. Architectural Control Committee:

Gigi Bainbridge reported that only one new application was received in July. No approvals were issued. The enclosure requirement proposal is posted on the front page of the website; it appears that no comments have been received. Larry Holmes confirmed that the document has been distributed and posted through the normal communication channels. Gigi requested that another email be sent describing the

availability of the document for comment. Donn Stoltzfus suggested that the Board vote on the document at the next meeting.

c. Roads Committee

Angie Sellers said her contact at the County Transportation Department suggested she contact the Rincon Station of the County Sheriffs Department. She spoke with an officer, who said that they would be able to install two cameras on Evans Mountain that would record the number of speeders over a period of several days, and then the department could report the findings to the Board. Angie invited the officer to speak at tonight's meeting, but no one is in attendance. She will follow up. The Board was favorable to the idea of a short-term assessment of the problem by the Sheriff's Department.

Frank Karnauskas suggested providing some suggestions for optimal location of the cameras at locations where speeding appears to be most prevalent. Donn Stoltzfus asked if the data would include time of day as well as speed (yes); Tim Graham asked if the cameras recorded the license plate of any speeders (no). Donn Stoltzfus added that if in the future the Board decided to request enhanced enforcement that some kind of notification be provided to the community. Ron and Angie both voiced that enhanced patrols, if they occur, would be visible to the community. Ron added that the problem requires a long-term solution of education, possibly engineering (traffic calming methods), and enforcement. The Roads Committee will continue to address the issue. In closing, Ron emphasized that if a vehicle is speeding or threatening pedestrians folks should call 911.

Aletha offered an opportunity for those in attendance to speak concerning the Roads Committee discussion. One homeowner commented on the fact that many people walk on Evans Mountain Road, which presents a challenge to manage both pedestrians and vehicle traffic. Another person asked about the proper and legal requirements for pedestrian traffic and suggested education for the community, and complimented the committee for discussing these issues.

d. Communications Committee

Frank offered kudos to the Roads Committee and Communications Committee and volunteers who managed the street sealing project and informed the community. Frank also announced he would be stepping back from the Communications Committee..

e. Compliance and Enforcement Committee

Donn Stoltzfus said that several properties were cited recently for having hauling trailers in public view; he would be following up shortly but it appeared that most had removed the trailers and were now in compliance. He also discussed a property that installed an large electric vehicle charging station in public view without prior approval, and indicated

that the ACC would hopefully determine the proper placement for such equipment. Gigi Bainbridge acknowledged that the ACC would be addressing it.

f.. Landscape Committee:

Ron Steffens noted that there were a couple of recently voiced questions about the possibility of removing dead trees or other vegetation from the Common Area, citing fire hazard. He said that the desert is well-adapted to the risk of fire and that dead trees, etc. did not appreciably increase the hazard. Buffelgrass and other invasive grasses can pose a fire hazard, which is why there have been recent projects to remove those invasives from the Common Area.

Gigi Bainbridge said that she would send Ron a statement that the County put out recently regarding residential fire hazards such as wood storage, wood fencing, etc.

g.. Welcoming Committee.

Dan Weisz said that one home closed in July and the new homeowners received the welcoming letter.

h. Nominating Committee: No report..

5.. MASTER ASSOCIATION REPORT:

Dan commented on the beneficial effects of the monsoon rains on the desert vegetation as many plants and trees have leafed out and grown in response

6. OLD BUSINESS

a, DISCUSSION AND POSSIBLE ACTION CONCERNING ACC REVIEW OF RV/TRAILER ENCLOSURE APPLICATIONS.

Gigi Bainbridge asked that the Board take another look at the latest draft, and said that she would draft an email to be sent to the community requesting their comment. Donn Stoltzfus said that he attempted to summarize last months discussion of the topic in the minutes, without going into every detail and individual comment, and asked Gigi to review that summary while considering possible revisions to the document.

b. DISCUSSION AND POSSIBLE ACTION CONCERNING PURCHASE AND USE OF RADAR SPEED TRACKING SIGNS.

No discussion as the topic was discussed earlier during the Roads Committee presentation

7. TOPICS FOR FUTURE CONSIDERATION None.

8. COMMENTS AND INFORMATION FOR THE GOOD OF THE COMMUNITY

Gigi Bainbridge said she has heard several community members express concern about recent water rate increases from Tucson Water, suggesting that the HOA take action. Ron Steffens and other Board members noted that this was brought to the attention of the Board several months ago, and after discussion it was decided that the Board should not take a position for various reasons. There was some discussion of coordinating with other local HOAs but no concerted effort emerged. It is up to individual rate=payers to contact Tucson Water with their concerns as the Board traditionally has not attempted to speak on behalf of the homeowners on topics of individual concern.

9. ADJOURN

The meeting was adjourned at 7:37.

**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_INQUIRY
3568 E Lizard Rock Place Pavers for Driveway_Candela_APPROVED
6555 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 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 Quartzite Canyon Place_Concrete Driveway_Davis REVIEW BY ACC_CLOSED

C. 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

D. 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.

E. 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