

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

MEETING MINUTES

September 9 , 2025 6:30 PM

Location: Online via Zoom

1. CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:32 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. She thanked Angie Sellers for her efforts to address street safety.

Homeowner Heather Koontz asked to address the Board concerning notices she received about a large pickup truck parked on the street in front of her house. She explained that the truck belonged to her son, and had been towed to that location after it was broken into and disabled. She indicated that they were waiting on insurance authorization for the repairs, but would attempt to move it off the street into the driveway pending removal to the repair facility. Donn Stoltzfus said that would be acceptable.

3. REVIEW OF THE MINUTES OF THE PREVIOUS MEETING

The minutes of the August 2025 meeting were accepted .

4.. COMMITTEE REPORTS

a. Budget and Finance Committee:

Brian noted that the summary financial reports were on the portal - nothing unusual to report. He said in response to Angie's question about legal fees, he found that the

Board has spend approximately \$30,000 in legal fees since 2021. He recommended that the Board monitor expenditures so as not to risk failure to maintain the minimum amount of cash reserves required as a condition of the loan to repave the streets. Brian also suggested that the Bylaws be amended, if feasible, to change the deadline for nominations for the annual election of the Board to September to allow additional time for balloting and voting.

Angie asked for an update on current litigation and project attorney's fees. Greg briefly described recent uses of the attorney for document review and litigation; Donn described recent CC&R enforcement with some legal costs; and Greg suggested that the Board compile the recent legal costs and their purpose. Angie said she thought the Board needed to be more judicious in how we spend our money given current fiscal constraints. Donn reiterated that the Board is legally obligated to enforce the CC&Rs but there is still flexibility in how the attorneys are used in that process. Brian added that there are no legal fees from the ongoing foreclosure case, as the attorneys are paid out of the funds, if any, that they manage to collect from the homeowner facing foreclosure. Brian said the bulk of the legal expenditures came from only three actions. He said he would attempt to compile a summary of those recent costs.

b. Architectural Control Committee:

There was no report as the chair was absent. Marty Lueking reported that he was making good progress to verify and close out applications where the work has been completed. Donn reported on one project he has assisted Gigi with, where the homeowner decided to remove numerous backyard mature native trees in order to excavate his backyard and install a pool. The ACC approved the project with the stipulation that the homeowner re-landscape with four large, boxed trees to be installed this spring elsewhere on the lot at the conclusion of the project. There was a brief discussion noting that the CC&Rs recognize that native growth may have to be removed in order to allow construction, but the applicant must obtain prior approval to do so.

c. Roads Committee

Angie said that she had received a verbal report from Sergeant Minas of the Pima County Sheriffs Department, reporting that in the 9 days of data from speed detectors there were 885 westbound vehicle records, of which only 2 percent exceeded the speed limit of 25 mph. The highest recorded speed was 32 mph. As a result, no further action was likely from the Sheriffs Department beyond occasional neighborhood patrols.

The Board expressed some surprise about the results and concern that that camera locations may not have been optimal to detect the locations where speeding is more prevalent. There were relatively few existing posts where cameras could be installed, which may have affected the reliability of the study data. Others noted that these results were good news and indicated that the speeding concerns may be more anecdotal than previously thought. Angie said that to resolve the inconsistency

between this data and comments from homeowners it might be necessary for the committee to conduct other assessment, of a type to be determined.

Homeowner Matt Restucci said that he thought the cameras needed to be in other locations to conduct a more accurate assessment of speeding. Donn cautioned against survey bias by placing cameras only where survey speeding was assumed to occur. The Board discussed the possibility of installing more speed limit signs, or temporary signs urging drivers to slow down. Greg advocated that the Board purchase and use some inexpensive, temporary signage as an immediate measure while further evaluation proceeds, possibly without triggering the County right-of-way permit requirements. This was well-received and Greg volunteered to scout out some possible locations. Dan Weisz noted several considerations that could affect sign placement.

Brian Bickel added that at certain locations in the Evans Mountain right-of-way vegetation should be trimmed back to ensure better visibility for drivers moving onto Evans Mountain from a side street. The discussion concluded with the expectation that the Roads Committee would attempt to get additional information from the Sheriffs Department and would make recommendations to the Board for future action. Aletha thanked Angie for her efforts on traffic calming and street safety.

d. Communications Committee

No report. Donn Stoltzfus said that he understood that a revision to state law required that the FCHOA maintain the Zoom recordings of these meetings for at least six months, beginning in October. Larry Holmes said that could and would be done.

e. Compliance and Enforcement Committee

Donn Stoltzfus reported that of the five Courtesy Notice sent in August, four appeared to have resulted in voluntary compliance. One issue remains with a commercial trailer parked at a property on Burro Creek, and that could be headed to a Compliance Hearing in October if he verified that the trailer is still there.

f.. Landscape Committee: No report.

g.. Welcoming Committee. No report.

h. Nominating Committee: No report..

5. MASTER ASSOCIATION REPORT:

No report. Dan mentioned a previous incident of tree-cutting in the Common Area as a caution against trimming vegetation without first verifying property lines.

6. OLD BUSINESS

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

Greg Piraino reported that version 3 of the definition of enclosure document was recently posted on the website, with minor revisions from the previous draft. Donn noted that it has been over a year since the Board first took up this topic, and asked if the document could be voted on and concluded at the next meeting. Greg said it was probably at a point where that could occur, after seeing if any new comments are received in the next couple of months.

7. TOPICS FOR FUTURE CONSIDERATION

a. LEGAL EXPENSES IN 2025 (Previously discussed)

8. COMMENTS AND INFORMATION FOR THE GOOD OF THE COMMUNITY

A homeowner asked if there were any restrictions on planting trees, and Donn said that there are no restrictions on homeowner landscaping of their lot.

9. ADJOURN

The meeting was adjourned at 7:45.