

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

MEETING MINUTES

October 14 , 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 asked whether the HOA could require the removal of contractors signs from homeowners yards; Donn replied that they are not allowed to persist after the project is done and asked Aletha to send him the addresses where she has noted the signs. Aletha reminded everyone of the upcoming annual members meeting on November 9 at Catalina Foothills HS.

3. REVIEW OF THE MINUTES OF THE PREVIOUS MEETING

The minutes of the September 2025 meeting were accepted .

4. FINAL CALL FOR NOMINEES FOR THE BOARD OF DIRECTORS ELECTION.

Aletha issued a call to the attendees for nominations for the Board of Directors. Hearing none, a motion was offered to approve the draft ballot submitted by the Nominating Committee, the motion passed unanimously

5. ROADS COMMITTEE REPORT

Ron discussed the plan of the Roads Committee, including a 6-month process of communicating with homeowners to identify what pedestrian-auto hazards exist on the County roads and our own streets. A range of solutions to the problems will be

compiled, along with those who could be responsible for and provide resources to implement the solutions. Additional funding opportunities will be sought, and a plan with solutions, timeframes, and funding requirements will be reported by the Committee to the Board at the completion of the process. A brief summary is available for residents to review on the Roads Committee page at www.foothillsclusters.com.

Angie added that the County is conducting an online survey related to its Safe Streets Initiative; a link to that survey is also at www.foothillsclusters.com, and she encouraged residents to make their concerns known by completing the survey. She noted that collaboration with Pima County is both required and essential to the success of the efforts towards traffic and pedestrian safety.

Brian offered to investigate whether Community Development Block Grants could be sought through Pima County. Ron added that Evans Mountain is designated by the County as a bike route, and he will investigate the implications of that for possible future safety funding and initiatives.

Irene Barg (homeowner) offered to pay for simple signs that could be placed along Evans Mountain. Angie thanked Irene, but noted that any signs would likely require a right-of-way permit from Pima County. Signs will be one of the alternatives that the Roads Committee considers.

Donn asked if the scope of the committee study will be limited to Evans Mountain and Ventana Canyon - Pima County roads - or also include our own streets. Ron said that most of the complaints he receives are on County roads and thus those roads will be their focus. Donn said that perhaps the committee could also look at places on our streets where vegetation impedes views of pedestrians at certain bends in the road.. Donn offered a motion that the Board endorse and support the proposal to develop a plan of action; the motion passed unanimously.

6.. COMMITTEE REPORTS

a. **Budget and Finance Committee:**

Brian presented the monthly Balance Sheet Comparison reports, which shows that the FCHOA has available funds of approximately \$58,000, plus an additional \$5000 in accounts receivable, as well as funds of approximately \$137,000 on reserve for future loan payments. The reservation of these funds is required by the terms of the loan to finance the street paving project in 2021.

Brian noted that expenditures in the past year have gone somewhat over the anticipated budget, in addition to the \$63,000 (approx.) spent to fill the cracks and seal the surface of the roads. Legal fees of approximately \$20,000 were a big part of the overrun. He cautioned that this was less than ideal in terms of operational reserves and the ability to respond to unexpected costs.

Brian noted that the FCHOA should be thinking about reserving funds for ongoing maintenance and future road replacement. To that end, he presented a table he prepared of future assessment revenues, anticipated essential spending, and maximum potential available funds for discretionary funding, including road maintenance. In preparing the table, Brian assumed that the assessment would increase by 5% every year through 2037, when the loan will be paid off, and that costs would increase with an inflationary factor. After 2037, with no remaining loan payments, the reserves can obviously build up rapidly. The table, which is attached at the end of these minutes, is a starting point for a more robust financial analysis and planning effort.

In conclusion, Brian pointed out that the accumulated discretionary funds projected as of 2037 would include additional road sealing costs and thus are somewhat overstated. Relying on the current assessment, even with projected increases, would not be sufficient to fund a replacement a few years after 2037, in all likelihood. If the community approved a special assessment, at some point, it would be possible to fund the next street paving with reserves rather than having to obtain another loan and pay the associated interest costs.

Greg noted that 75% approval of the homeowners would be required for a special assessment, and that it would be a challenge to meet that threshold. Brian noted that the savings in avoiding interest costs are considerable and might be a factor to persuade our homeowners to support a special assessment. Tim also expressed doubt that the special assessment would pass, and thus the FCHOA will need to keep raising the assessment by 5% to try to get the reserves as high as possible. Angie also noted it is difficult to get homeowners to pay more, and the Board would have to work hard to sell the advantage of doing so. Aletha added that it would probably have to be a community effort to gather signatures rather than relying solely on Board members to head the campaign.

Angie commented that there was interest in reviewing the CC&Rs, perhaps making positive changes, and building homeowner support. Donn added that one of the things that could be done would be to change the 5% limitation on annual assessment increases if that was more acceptable than a special assessment. He added that signatures can accumulate over time until the threshold is reached, there is no time limitation on such a petition so long as the total is made up of current homeowners at that time. Several Board members expressed interest in addressing the issue in a financial plan moving forward.

Aletha asked Jim Mackie, a candidate for the Board, to introduce himself to everyone. Jim noted he had an interest in looking at the CC&Rs for possible improvements. Tim Graham and Ron Steffens, current Board members up for re-election, also made brief remarks. Lisa Gobar (homeowner) added that she would also like the Board, in the context of a CC&R review, to review compliance with state law regarding HOA meetings and related procedures.

b. Architectural Control Committee:

Greg said he did not have a full report in Gigi's absence, but that applications continue to be received and approved. Nothing unusual to report.

Greg noted three comments were received on the RV enclosure guidance. One concerned the use of garages as enclosures, another proposed vegetation as acceptable enclosure. Greg expressed concern with the latter, and noted that the current proposal is to clearly prohibit the use of vegetation as an enclosure.

Donn noted that the current document should be revised with a sentence striking a portion of the Compliance and Enforcement guidance so that the two documents were consistent in addressing enclosure. He asked about timing; Greg noted that after final discussion with the Board it should get a final legal review. It was agreed that the process would be to do a final revision, post and distribute to the Board for approval. Aletha suggested the Board review, discuss and vote in November or December, after which, assuming approval, the attorney will be consulted on implementation.

Marty asked about the process for commenting on the draft. Greg said he would be glad to discuss any comments that Marty has, and Donn reminded Marty that individual Board members can discuss business but to not copy other Board members on the discussion, as that could trigger a violation of the Open Meeting laws if multiple Board members are discussing via email.

c. Communications Committee

Larry Holmes said there was no activity to report at this time.

d. Compliance and Enforcement Committee

Donn said there was no written report. Walk-by assessments of the western half of the community are underway and will be completed soon. So far, things look good, highly compliant. He reminded the Board that a Compliance Hearing will occur immediately following the meeting on a matter in which a Notice of Violation has been issued.

e. Landscape Committee

Ron noted that the annual green waste pickup would be held in late January and February, unless funding became a concern in light of Brian's earlier presentation. He added that Dan Weisz continues to look for invasive grasses in the neighborhood and take action where appropriate.

Julia Smith (homeowner) spoke in support of continuing the green waste pickup.

f.. Welcoming Committee.

Dan Weisz said that he was not aware of any new homeowners in the past month, and thus no welcome letters were sent..

g. Nominating Committee: No report. Ballot was approved.

5. MASTER ASSOCIATION REPORT:

Dan Weisz reported the Master Association voted to increase their annual assessment by \$1, to \$22. He will send that information to each of the member Associations which collect the funds on behalf of the Master Association.

6. OLD BUSINESS

None.

7. TOPICS FOR FUTURE CONSIDERATION

None.

8. COMMENTS AND INFORMATION FOR THE GOOD OF THE COMMUNITY

Aletha reminded everyone of the upcoming annual members meeting. She also invited homeowners to the annual cookout/picnic to be held the afternoon of October 25 at her residence. Donn reported that a neighbor obtained photographs of a young black bear moving up Campbell Wash through the community.

Beth Acree (homeowner) said that her application to the ACC was recently denied, and she need clarification about the role of the ACC guidelines. As Greg had left the meeting, Donn explained that the guidelines were used by the ACC to reach a decision. The decision itself is enforceable under the CC&Rs, and there is an appeal process that she could use to contest the decision of the ACC. Angie added that the appeal process is at www.foothillsclusters.com. The guidelines are completely separate from the CC&Rs. Lisa Gobar (homeowner) said that the Board did not adequately supervise the ACC. Donn disagreed with that comment, but added that he was glad the appeals process is now available to allow homeowners an opportunity to make their case to the entire Board if they believe the ACC acted incorrectly..

9. ADJOURN

The meeting was adjourned at 8:02 PM.

Fiscal Year	Assess-ment \$	X 367 \$	Loan Payment \$	What's Left \$	Essential Spending \$	Discretionary Spending \$
2026	345	126,780	86,629	40,151	11,225	28,926
2027	363	133,119	86,629	46,490	11,674	34,816
2028	381	139,775	86,629	53,126	12,141	41,005
2029	400	146,764	86,629	60,135	12,627	47,508
2030	420	154,102	86,629	67,473	13,132	54,341
2031	441	161,807	86,629	75,178	13,657	61,521
2032	463	169,898	86,629	83,268	14,203	69,065
2933	486	178,392	86,629	91,763	14,771	76,992
2034	510	187,312	86,629	100,683	15,362	85,321
2035	536	196,678	86,629	110,048	15,977	94,072
2036	563	206,512	86,629	119,882	16,616	103,266
2037	591	216,837	86,629	130,208	17,280	112,927
Total				978,424		809,759