

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

**December 9, 2025    6:30 PM**

**Location: Online via Zoom**

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

Board Member/Term Expiration		Present	Absent	Proxy
Gigi Bainbridge	2026			
Aletha Kalish	2026			
Donn Stoltzfus	2026			
Brian Bickel	2027			
Greg Piraino	2027			
Marty Lueking	2027			
Timothy Graham	2028			
Jim Mackie	2028			
Ron Steffens	2028			

**2.. PRESIDENTS COMMENTS**

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

**4. DISCUSS OF GOALS AND OBJECTIVES FOR 2026**

**5. DISCUSSION AND POSSIBLE ESTABLISHMENT OF COMMITTEES.**

**6. BUDGET AND FINANCE COMMITTEE REPORT (Bickel)**

- a. Financial analysis presentation and discussion
- b. Discussion and possible action to set the late fee for late payment of annual assessments.
- c. Discussion and possible action to set the 2026 assessment.
- d. Preliminary discussion of the 2026 budget

**8. COMMITTEE REPORTS**

- a.. Architectural Control Committee (Bainbridge)
- b. Communications Committee (Karnauskas)
- c. Compliance and Enforcement Committee (Stoltzfus)

- d. Roads Committee (Steffens)
- e. Landscape Committee (Steffens)
- f. Welcoming Committee (Weisz)
- 9. MASTER ASSOCIATION REPORT (Weisz)
- 10. TOPICS FOR FUTURE CONSIDERATION
- 11. COMMENTS AND INFORMATION FOR THE GOOD OF THE COMMUNITY
- 12. UPDATE ON PENDING LITIGATION (Possible Executive Session)
- 13. ADJOURN

**Public Comment:** The Board welcomes questions and comments from attendees. Prior to resolving any agenda item identified as an action item the President will invite members to comment on that item. At other times and at least once during every meeting the President will invite members to make remarks on any topic related to the HOA and the Foothills Clusters community.

**The Board of Directors can adjourn to Executive Session based on the following:**

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| <b>A.R.S Section 33-1804(A)(1)</b>  | <b>Legal advice from an attorney for the Board or Association</b>                    |
| <b>A.R.S. Section 33-1804(A)(2)</b> | <b>Pending or contemplated litigation</b>  |
| <b>A.R.S. Section 33-1804(A)(3)</b> | <b>Personal, health, or financial information of Member or employee</b>              |
| <b>A.R.S Section 33-1804(A)(4)</b>  | <b>Job performance or personnel matters of association's or contractors employee</b> |
| <b>A.R.S. Section 33-1804(A)(5)</b> | <b>Discussion of member's appeal of violation or penalty.</b>                        |