

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

MEETING MINUTES

November 11 , 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
Gigi Bainbridge	2026	x		
Aletha Kalish	2026			x
Donn Stoltzfus	2026	x		
Brian Bickel	2027			x
Greg Piraino	2027	x		
Marty Lueking	2027	x		
Timothy Graham	2028	x		
Jim Mackie	2028			x
Ron Steffens	2028	x		

2. PRESIDENTS COMMENTS

.3. REVIEW OF THE MINUTES OF THE PREVIOUS MEETING

The minutes of the October 2025 meeting were accepted with one revision.

4. NOMINATION AND ELECTION OF OFFICERS (PRESIDENT, VICE PRESIDENT, SECRETARY, TREASURER)

Donn Stoltzfus made a motion to reelect each of the current officers.. Motion was approved unanimously. Aletha Kalish continues as President, Gigi Bainbridge, Vice President, Brian Bickel, Treasurer, and Donn Stoltzfus. Secretary.

5. APPOINTMENT OF THREE OR MORE MEMBERS OF THE ARCHITECTURAL CONTROL COMMITTEE.

The CC&Rs require that the members of the Architectural Control Committee be appointed by the Board of Directors. Greg Piraino made a motion to appoint Gigi Bainbridge, Greg Piraino, and Marty Lueking to the Architectural Control Committee. The motion passed unanimously.

6. DISCUSSION AND POSSIBLE ESTABLISHMENT OF COMMITTEES

This item was tabled until December.

7. BUDGET AND FINANCE COMMITTEE REPORT.

This item was tabled until December.

8. COMMITTEE REPORTS

a. **Architectural Control Committee:**

Gigi noted she presented a report at the annual meeting and no new applications have been received since then. She said that there were two current issues of concern that the Board may have to address at a later date, including the placement of HVAC equipment on the roof at 3871 E. Marshall Gulch, and an appeal of an application for a side wall at 6835 N. McFall Crags Place. Donn added that the former was an ongoing enforcement issue and he was awaiting a response from the homeowner before proceeding with the case. The appeal was received recently and Donn will forward the appeal to Gigi for a response from the ACC prior to the hearing. Lastly, Gigi added that she expected to report to the Board regarding metal roof installations in the near future. Earth tone metal roofs seem to be preferred to help reduce glare.

b. **Communications Committee**

Larry Holmes said that he would be adding a list of the Board of Directors meeting dates for 2026 to the calendar, assuming the current custom of Tuesday night meetings would be continued. He also suggested that as new committees are established Aletha and Gigi should decide who could chair those committees, and requested that committee chairs be responsible for updating their committee information on the website.

c. **Compliance and Enforcement Committee**

Donn Stoltzfus reported that the NOV regarding the trailer parked at a Burro Creek address has been resolved with the removal of the trailer. He did not receive any communication from the homeowner, but the trailer is gone and it appears the tenant has left as well. Compliance assessments of the western half of the neighborhood were completed recently; only three Courtesy Notices were issued, one for a parking issue, one for a flatbed trailer, and one for a basketball hoop. That is a good rate of compliance.

d. **Roads Committee**

Ron Steffens said the members of the Road Committee for 2026 will include himself, Angie Sellers, and possibly John Bonner. He expects to confirm that at the next meeting.

e.. Landscape Committee

Ron said he has asked the landscape contractor to prepare a proposal for a spring green waste pickup. Details should be available for consideration by the Board at the January meeting. Donn said that he has concerns about the cost impacts to the budget in light of the recent presentation by the Treasurer. Gigi said she noted that there seemed to be some recent regrowth of possibly invasive grasses in the washes after the recent rains.

f.. Welcoming Committee.

Dan Weisz reported that no houses have closed since early October so new welcoming letters have been sent.

9. MASTER ASSOCIATION REPORT:

Dan noted the regrowth of invasive grasses this fall. He is pleased to report that Pima County appears willing to assist with efforts to remove these grasses. He added that the Foothills II community, north of the Clusters, recently voted to use a landscape contractor to remove invasive grasses in a section of the wash in their community.

10. OLD BUSINESS

Gigi said that she hoped that the Board could discuss how to re-energize to accomplish its responsibilities in the coming year. Donn encouraged the new Directors to take some time to read through the CC&Rs and various other documents, and suggested that all of the Directors might wish to familiarize themselves with our governing documents by periodically rereading them.

The topic of an update on pending litigation was tabled to a future meeting. John Bronner asked when the recently revised Bylaws would be posted to the website. Larry Holmes said he would do so as soon as the revised document was sent to him.

11. TOPICS FOR FUTURE CONSIDERATION

A discussion of goals and objectives for 2026 and a report on pending litigation were tabled until December.

12. COMMENTS AND INFORMATION FOR THE GOOD OF THE COMMUNITY

Gigi asked if the information about mistletoe was still available on the website, as a homeowner asked some questions about it at the annual meeting. Larry confirmed that it was; Dan said the information might need to be updated and he would review it.. Dan confirmed that mistletoe is beneficial in the native environment.

13. ADJOURN The meeting was adjourned at 7:10 PM.