

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

MEETING MINUTES

January 13 , 2026 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

Aletha Kalish welcomed everyone to the meeting.

.3. REVIEW OF THE MINUTES OF THE PREVIOUS MEETING

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

4. CALL FOR PUBLIC COMMENT AND INFORMATION FOR THE GOOD OF THE COMMUNITY

No comments were forthcoming

5. UPDATE ON CURRENT ACC-RELATED LITIGATION

A motion was made and passed to adjourn to executive session.

6. DISCUSSION AND POSSIBLE ACTION ON THE 2026 BUDGET.

The meeting resumed at 7:20. A motion was made to accept the recommendations of legal counsel to the Board. The motion passed unanimously.

Brian Bickel presented a draft budget for 2026. After a review of the various budget categories, and a brief discussion, , the budget was approved unanimously by roll call.

7. COMMITTEE REPORTS

a. Architectural Control Committee:

Gigi Bainbridge referred to the monthly report, which is attached at the end of these minutes.

b. Communications Committee: No report.

c. Compliance and Enforcement Committee

Donn Stoltzfus stated that there were no enforcement activities in the past month and no written report. He is aware of two possible violations that may receive Courtesy Notices shortly if they persist. He reminded the Board that there would likely be a Compliance Hearing in February to discuss the NOV issued for the placement of two HVAC units on a homeowners roof.

d. Roads Committee

Ron Steffens reported that the Roads Committee did not meet in December..

e. Landscape Committee

Ron Steffens advised that a buffelgrass location has been reported to the County; some manual buffelgrass removal was completed recently; and buffelgrass near the entrance to the community has been noted and will be removed.

f. Welcoming Committee.

Dan Weisz reported that he was unaware of any new homeowners during December and thus no letters were sent.

g. Treasurers Report

Brian Bickel briefly discussed the monthly reports, which are available for review by homeowners on Caliber Portal. He noted that annual assessment payments were beginning to arrive in homeowners mail and payment is due by January 31.

8. MASTER ASSOCIATION REPORT

Dan Weisz reported that the January meeting of the Master Association was cancelled; it has not yet been rescheduled but he expects a meeting date in February will be announced soon. Brian asked who the Master Association uses as an accountant for tax filing, and Dan provided that information. Brian will contact that individual to possibly assist the FCHOA with its accounting needs.

9. DISCUSSION AND POSSIBLE ACTION REGARDING GREEN WASTE PICKUP

Ron Steffens made a motion that the Board approve a proposal from Brightview Landscaping to conduct a two-day green waste pickup event for a quoted price of \$7700. Some members expressed opposition due to financial concerns, but voiced support for revisiting the possibility of a green waste pickup in the fall. The motion failed by a vote of 8-1.

10. TOPICS FOR FUTURE CONSIDERATION.

Donn Stoltzfus suggested that the Board might want to discuss its goals and objectives for the coming year at the February meeting. Larry Holmes asked when the ACC RV Enclosure Policy would receive final consideration, and Gigi said that it would be on the February agenda. John Pavlik (homeowner)expressed concern about the sediment and runoff that impacts Evans Mountain Road at a wash crossing near Alvernon, and asked that the Board contact Pima County to see if some improvements could be made to make it a smoother transition across that area. Ron Steffens said that the Roads Committee would review and follow up on the concern.

12. ADJOURN The meeting was adjourned at 7:51 PM.

ARCHITECTURAL CONTROL COMMITTEE REPORT 08 DECEMBER 2025 thru 13 JANUARY 2026

A. (8) APPLICATIONS RECEIVED - NEW

- (6) APPROVED
- (1) UNDER REVIEW /INCOMPLETE APPLICATION
- (1) DENIED
- (13) PENDING CONSTRUCTION/UNDER CONSTRUCTION
- (2) PENDING BOARD REVIEW/LEGAL ACTION
- (6) CLOSED
- (0) INQUIRIES

3700 E Gibbon_Pool Solar Installation_Hudoba

3845 E Lizard Rock Place_Solar Panel Install_Rivers_APPROVED

3871 E Marshal Gulch_Property Line Wall_Fricke_APPROVED

3871 E Marshal Gulch_Replace Front Window_Fricke_CONDITIONAL

3565 E Marshal Gulch_Gate Replacment_Jarvis_APPROVED

3800 E Mount Kimball Place_Landscaping, Wall, patio_Zelinski-Cray_APPROVED

6835 N McFall Crags Place_Fence install_Acree_Application DENIED/resubmittal

3535 E Guthrie Mtn_EV charger installed at street_Fletcher_APPROVED
3763 N Quartzite Canyon Place_Solar installation_Marsh_APPROVED
3809 E Lizard Rock_Room Addition_Wiens/Wall_APPROVED
6419 N Burro Creek Place_Ext Paint Application_LaFreniere_APPROVED
3532 E Nugget Canyon Place_Block screen wall_Morris_APPROVED
3764 E Nugget Canyon Pavers_Driveway Paver Install_Terian_APPROVED
3555 E Guthrie Mountain Place_New Shed_Negovian_UNDER REVIEW
3532 E Nugget Canyon Place_Solar-Panel-Installation-on-Existing-Roof_Morris_APPROVED
3621 E Kingler Spring Place_Pool Install_Lopez_APPROVED w/CONDITIONS
3565 E Thimble Peak Place_Solar Panel Install_Horvath/Barnett_APPROVED
3818 E Lizard Rock Place_Removal Front porch_Nordell/Valone_APPROVED
3818 E Lizard Rock Place_exterior trim paint_Nordell/Valone_APPROVED
3560 E Thimble Peak Place_Solar panel installation_Booth_APPROVED
3731 E Lizard Rock Place_Garage conversion & Flag Install_INQUIRY
3845 E Lizard Rock Place_Solar Panel Install_Rivers_APPROVED
3583 E Lizard Rock_Solar Panel Install_Gordon_APPROVED
3732 E Guthrie Mountain Place_Trailer Enclosure_Bickel_APPROVED
3712 E Lizard Rock Place_Initial inquiry for exterior paint_Brennan_INQUIRY
6532 N Burro Creek Place_Exterior Paint_Roofing_Genzano_APPROVED
3580 E Nugget Canyon Place_Roof Recoat_Speece_
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:

3553 E Lizard Rock_Resurface Driveway_Ross Hunter Trust_PENDING OBS
3773 E Marble Peak Place Exterior Lighting Material Submittal_Gobar_PENDING OBS
3773 E Marble Peak Place_Tile at Exterior Showers Submittal_Gobar_PENDING OBS
3856 E Diablo Canyon Place_Roof Replacement_Koontz_PENDING OBS
3555 E Guthrie Mountain Place_Replace Fence_Negovian_PENDING OBS

APPLICATIONS CONSTRUCTED, OBSERVED, CLOSED

3773 E Marble Peak Place_Wood Screen at Electrical Panel_Gobar_CLOSED
3584 E Gibbon Mountain Place_water softener install_Weinberg_CLOSED
3749 E Marble Peak_Solar Battery Array_John and Peggy Prugh CLOSED
6820 N Cascade Springs Place_Recoat (E) Roof_Steffens_CLOSED
3553 E Lizard Rock_Unapproved changes exterior & landscape_Hunter Trust_CLOSED
3827 E Marble Peak Place_Exterior Fence_RESUBMITTAL_Painter_CLOSED
3818 E Marble Peak Place_Replace Front Door_Bainbridge_CLOSED
3827 E Marble Peak Place_Exterior privacy wall/patio,door>window_Painter_CLOSED

6875 N Cascade Springs _ New Tan Roof _ Robinson _CLOSED
3700 E Gibbon Mountain _Replace (E) Fence _Hudoba _CLOSED
6460 N Burro Creek Place _Paint house trim, garage door _Maloney _CLOSED
3568 E Lizard Rock Place Pavers for Driveway _Candela _CLOSED
3555 E Marshal Gulch Place _Re-roof, paint exterior trim _Clark _CLOSED
6860 E Cascade Springs- Exterior Painting _Sellars _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 E. 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 N. Quartzite Canyon Place _Concrete Driveway _Davis REVIEW BY ACC _CLOSED

C. UNAPPROVED CONSTRUCTION COMPLAINT 3871 E Marshal Gulch Addition was completed and the homeowner had the HVAC unit for new addition installed ON the roof of home. Not approved. Not on original drawings. Homeowner is submitting a plan for resolution and an appeal to board scheduled for 13 Jan 2026.

D. FUTURE ACTIVITIES Report of Findings has been posted on FoothillsClusters website.

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, Marty Leuking