

**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  
COUMMUNITY**

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 Craggs 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 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