

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

**MEETING MINUTES**

**February 10, 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 were accepted without revision.

**4. COMMITTEE REPORTS**

**a. Budget and Finance Committee**

Brian Bickel reported that the checking account balance is approximately \$74,000 as of today; accounts receivable is about \$37,000. Accounts receivable represents assessments that are still outstanding; he reminded homeowners that a late fee would be assessed if payments were not made by February 15. Brian said that he has transferred funds to the reserve account to cover all of the loan payments for 2026. He has also met with an accountant who will, for a fee of \$2000, prepare the tax return and compile the information that must be provided to our lender.

**b. Architectural Control Committee**

Gigi Bainbridge noted that the latest report was available on the website. She is currently working with homeowners on 5-6 applications in process. Marty continues to

assess completed projects for consistency with the applications and remove them from the active project list

#### c. Compliance and Enforcement Committee

Donn Stoltzfus said that he sent six Courtesy Notices last month; five of those have already been resolved. Most were for RVs and trailers, but he said that a couple of new trailer violations had been reported and so it was an ongoing problem. Some homeowners seem surprised that the CC&R's prohibit trailers, but generally comply when informed. He reminded the Board that there would be a Compliance Hearing immediately following the meeting.

#### d. Welcoming Committee

No report this month.

### 5. ROADS COMMITTEE REPORT AND POSSIBLE ACTION TO SUPPORT THE GOALS OF THE COMMITTEE

Ron Steffens said that the committee met recently and identified the following three goals for 2026:

- 1) Assess the safety of the roads in our community and develop a plan with action items to enhance pedestrian safety;
- 2) Review and update the 20 year street maintenance plan, including projected expenses for road surface maintenance and replacement;
- 3) Work with the Landscape Committee to manage roadside vegetation for safety, visibility and removal of invasive species. This may include seeking the assistance of Pima County Transportation staff.

Ron asked for comments on the goals. Angie Sellers added that the County See-Click-Fix program was helpful and resulted in County staff doing some recent roadside vegetation trimming. Several Directors expressed support for these goals.

Angie and Ron discussed the County requirements for petitioning the County to develop a street safety / traffic calming plan. The Roads Committee intends to develop a petition and pursue this; if 60 percent of our homeowners sign the petition, the County will review and develop a plan for Evans Mountain and Ventana Canyon with design options. The HOA could then decide whether to fund the improvements through homeowner-approved assessments and/or seek grant funding from other agencies.

### 6. LANDSCAPE COMMITTEE REPORT AND POSSIBLE ACTION CONCERNING FUTURE GREEN WASTE PICKUP EVENTS

Ron explained that some volunteers were interested in offering assistance to homeowners who might need to dispose of some green waste but lacked the capacity to haul it for disposal. He proposed that the Landscape Committee send an email to

determine if anyone could use this service, and if so the volunteers would coordinate with the homeowner to pick up the cuttings and take them to the landfill or waste transfer station. After some discussion of the logistics and possible costs of this effort, the Board was supportive of this act of "neighbors helping neighbors". All costs would be borne by the volunteers and/or homeowners, should anyone elect to use this service.

## 7. MASTER ASSOCIATION REPORT

Aletha said that the annual meeting of the Master Association would be held on March 10. A Zoom link will be available.

## 8. TOPICS FOR FUTURE CONSIDERATION

Greg Piraino said that Version 4 of the Enclosure Interpretation was provided to the Board and asked for comments. It will be posted on the website for community comment. Donn noted that the Interpretation, as drafted, conflicts with the Compliance Assessment Policy in that it does not allow vegetation to be used to satisfy the enclosure requirement. Donn said he supports the current Interpretation and asked that it be modified to repeal the conflicting language in the Policy. Greg said he thought that should be handled by a separate action of the Board to repeal the conflict, and Donn agreed. Donn also suggested that because the three newest members of the Board had joined since the last Board discussion of the Interpretation, it would be appropriate to revisit it at a future Board meeting.

Angie Sellers voiced concern about the cost of ongoing litigation and stated that the Board has a duty to disclose the anticipated costs.

9. ADJOURN The meeting was adjourned at 7:16