

Monday, March 16, 26

Foothills Homeowners Master Association

Minutes of March 11, 2025 Annual Meeting

(Approved and adopted at the March 10, 2026 Annual Meeting)

held via Zoom

Scheduled for 4:30 p.m.

Call to Order: The meeting was called to order at 4:30

Board Members: In attendance were Rob Ridgeway (Foothills #1), Mickey Chain-ski (Foothills #1), Daphna Lederman (Foothills #2), Ron Steffens (Foothills Clus-ters) and Dan Weisz (Foothills Clusters). Linda Rosa (Foothills Townhomes) and David Kalish (Foothills Clusters) were unable to attend.

Minutes of March 14, 2024 Annual Meeting: A motion was made to approve the minutes of the 2023 Annual Meeting and approved unanimously. (DL/RR.)

President's Report: Recognized the good work of outgoing Board Members Linda Armijo (Foothills #1) and Liz Atayde (Foothills Townhomes) and welcomed Rob Ridgeway, Ron Steffens and Linda Rosa to the Board. Reminded the Board that the Master Association was comprised of four HOAs which share responsibility for the 200+ acres of Common Area that weaves among the four HOAs. Our mission is to ensure that those lands remain untouched in its natural desert envi-ronment state. Homes sales reported by Title Companies totaled 19 homes sold among the 4 HOAs this year including 1 in FH#1, 5 in FH#2, 1 in FHTow, and 12 in FHCl. There were no encroachment issues reported this year. Invasive Grasses continue to be monitored in the Campbell Wash. In April the Board ap-proved an invasive grasses pull of the area worked on two years prior. In July, two additional work actions were approved. One was to pull invasive grasses be-yond areas we had addressed in the past. The other was to have a chemical

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treatment of invasive grasses in a hard-to-address area that has not responded to removal of the grasses. Those jobs were completed in August.

Financial Report: Accounting by Design completed our 2024 Financial Report which was reviewed. Income and expenses of 2024 were compared to 2023. An increase of almost 30% in the cost of liability insurance was noted. A major expense this year was for the Invasive Grasses removal from the Common Area.

Summary of Action items this year: Approval of Invasive Grasses work on April 19, 2024. Approval of additional Invasive Grasses work at July 9, 2024 meeting. Dues were increased to \$21 per household at October 10, 2023 meeting.

Annual Assessments: See above. Three HOAs have submitted their dues assessment.

Election of Officers: All officers were reelected with unanimous vote. Dan Weisz was elected President, David Kalish was elected Vice-President, and Daphna Lederman was elected Treasurer. (MC/RR)

New Business: A discussion was held about home sales in HOAs for which the Title Company did not submit a Title Demand to the Master Association. Board members were asked to check with their HOA Treasurer and any Property Management Company to ensure that the Master Association receives Title Demand letters ahead of home sales.

Meeting Adjournment: Meeting was adjourned at 5:06.

Future meeting dates:

April 8, 2025: Master Association Board Meeting
July 8, 2025: Master Association Board Meeting
October 14, 2025 Master Association Board Meeting
January 14, 2026 Master Association Board Meeting
TBA Master Association Annual Board Meeting