

Sunday, March 29, 26

Foothills Homeowners Master Association

Minutes of March 10, 2026 Annual Meeting (Draft)

held via Zoom

Scheduled for 4:30 p.m.

Call to Order: The meeting was called to order at 4:32

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

Minutes of March 11, 2025 Annual Meeting: A motion was made to approve the minutes of the 2025 Annual Meeting and it was approved unanimously. (NB/DK)

President's Report: Welcomed Nancy Bevens 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 and in their natural desert environment state. Shared the number of homes within each HOA and the percentage that abut the Common Area. Homes sales reported by Title Companies in 2025 totaled 16 homes sold among the 4 HOAs including 2 in FH#1, 3 in FH#2, 2 in FHTow, and 9 in FHCl. There were no encroachment issues reported in 2025. Invasive Grasses continue to be monitored in the Campbell Wash and no work was done in 2025. It was noted that individual HOAs are working on their own to contain and remove invasive grasses. Foothills #2 contracted with Brightview to remove a large amount of invasive grasses from Common Area within the Foothills #2 footprint. Foothills Clusters also contracted with Brightview to remove invasive grasses alongside roadways. The shared work

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was celebrated. Pima County's *SeeClickFix* program has also been used to spray and remove invasive grasses along the County's roadways.

Financial Report: Accounting by Design was no longer doing business so a search was made and we now have our financial reporting and taxes done by Addison Accounting. Income and expenses of 2025 were compared to 2024. The decrease in Disclosure Fee income was noted based on fewer home sales in 2025. A major reduction in expenses in 2025 was thanks to the reduced need for removal of Invasive Grasses from the Common Area. This led to an increase in income compared to 2025.

Summary of Action items this year: Dues were increased to \$22 per household at October 14, 2025 meeting.

Annual Assessments: See above. All four HOAs have already submitted their dues assessment for 2026.

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: The need for the Master Association Board to be knowledgeable about the desert was discussed. Future Quarterly meetings will each have an educational component with the intent for Board members to learn and share common scientific knowledge about the desert. Each member will become better able to respond to questions and concerns that arise within their own communities.

Meeting Adjournment: Meeting was adjourned at 5:06.

Future meeting dates:

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April 14, 2026: Master Association Board Meeting
July 14, 2026: Master Association Board Meeting
October 13, 2026 Master Association Board Meeting
January 12, 2027 Master Association Board Meeting
March 9, 2027 Master Association Annual Board Meeting