

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

**MEETING MINUTES**

**March 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. There was a brief discussion of possible changes to the website link to register for the Board meetings, which Larry Holmes will attempt to address.

**3. REVIEW OF THE MINUTES OF THE PREVIOUS MEETING**

The minutes were accepted without revision.

**4. DISCUSSION AND POSSIBLE ACTION TO APPOINT A CHAIR OF THE NOMINATING COMMITTEE:**

Donn explained that the chair needed to be a Board member, and that all three members of the committee must be appointed by the Board. The Committee nominations must be acted upon by the Board at the September meeting. No action was taken.

**5. DISCUSSION AND POSSIBLE ACTION CONCERNING THE INTERPRETATION OF ENCLOSURE AS STATED IN THE CC&Rs**

Greg Piraino noted that the policy was posted on the website for public comment, and four comments were received. He thanked Jim Mackie for some clarifying minor edits

as well. Greg proposed that he would send it to the Board's attorney for review and present the policy, as amended per the legal review, to the Board for action in April.

Donn Stoltzfus noted that perhaps some of the details about the application did not belong in a document intended to explain the understanding of enclosure, and should rather be clarified in the ACC guidance or Compliance guidance.

## 6. DISCUSSION AND POSSIBLE ACTION CONCERNING TRAFFIC SAFETY SIGNS

Ron Steffens began the discussion by explaining that in the past month the Committee identified 11 areas on Evans Mountain, where street visibility was impacted by vegetation, particularly at small curves in the road, and with the help of volunteers did some light vegetation trimming in those areas to improve visibility. The goal was to have 150 feet of visibility at all times. Angie Sellers on behalf of the committee then made a brief presentation, asking the Board to consider a motion to install four road traffic signs/posts, subject to County approval. Matt Restucci reviewed the locations and three proposed signage, designed to alert drivers entering the community from each entrance to the likely presence of pedestrians on Evans Mountain Road. The cost was estimated at \$1500 or less.

In the discussion that followed, there was optimism that Pima County would approve the proposal, but Ron pointed out that the County guidelines took a perspective that the signs, and perception of safety, might actually encourage pedestrians or make them feel safer than they really are. He also mentioned the possibility of soliciting the assistance of County staff in developing a broader neighborhood traffic safety plan. Angela clarified that she has been talking to County staff, not necessarily getting answers, but that the process has to go through a right-of-way permitting step for permission to install the posts and signs in the County ROW.

At Ron's suggestion, with the general concurrence of the Board, action will be delayed until further discussion with and hopefully permitting by the County

## 7.. COMMITTEE REPORTS

### a. Budget and Finance Committee

Brian Bickel reported he had retained a new accountant (the previous accountant retired) and was in the process of the annual audit and tax accounting. He has updated the insurance information posted on the website, showing the general liability policy, effective through March 2028, and the D&O policy, effective through March of 2029.

Our operating account includes approximately \$77,000, and the reserve account for the monthly loan payments is approximately \$107,000. The reserve account funding level is mandated by the terms of the loan agreement. Operating expenses for the remainder of the year should be around \$25,000.

At the moment 24 homeowners are late with their 2026 assessment payment, and have been assessed late fees. Six of the 24 have also failed to pay their 2025 assessment and are at risk of being referred to the attorneys for collection.

#### b. Architectural Control Committee

Gigi Bainbridge noted that the latest report was available on the website. Nothing notable to report, except that a resident has placed a hot tub on their roof without ACC approval. She said that would likely be addressed in the enforcement report.

Marty said that he was having difficulty finding the reports on the website, and Larry offered to assist him.

#### c. Compliance and Enforcement Committee

Donn Stoltzfus acknowledged that the Committee would need to address the hot tub. He reminded everyone that the annual "walk-by" assessments of the western half of the community would occur in March, looking for any potential violations of the CC&Rs. He said four Courtesy Notices were sent last month, and one Notice of Violation; the offenses involve failure to obtain ACC approval before construction, and trailers on lots without the permission of the Board. He also acknowledged that enforcement for rooftop HVAC units at 3871 E. Marshall Gulch was ongoing.

Brian asked that he be made aware of any problems noted during the "walk-by" assessments, which Donn agreed to do. He also said he would forward a message from a resident concerned about some potential issues on their street that might warrant enforcement.

A homeowner asked about the white roof that was installed at 3710 E. Esperero Canyon Place. Donn said that a Courtesy Notice was sent to the homeowner, asking that they obtain ACC approval for a compliant roof coating, and Gigi said she had already been in contact with the homeowner and expected that the roof would be recoated very soon. She will follow up to make sure that is still the case but said that the homeowner was understanding and intending to correct the problem.

#### d. Roads Committee

Ron Steffens said there was nothing to report other than the street safety and signage issues mentioned earlier. There was a brief discussion about utility markings that have been made to several streets in recent days.

#### e. Landscape Committee

No report. There was a request to place the information about the cancellation of the green waste program on the front page of the website, which Ron and Larry will coordinate on.

#### d. Welcoming Committee

Dan Weisz said that he sent welcoming letters to both of the new homeowners that moved in last month, and received pleasant responses.

### 7. MASTER ASSOCIATION REPORT

Dan reported that the Master Association held its annual meeting earlier today. He reported that there have been no Common Area encroachment cases in the past two years, which is both unusual and encouraging. He said that all four HOAs have paid their dues for 2026, which he appreciates. He reminded everyone that the battle against buffelgrass in the Common Area continues, and likely would be ongoing for the foreseeable future. He also noted that this time of year the Association often receives negative comments about brittlebush, which grows rapidly this time of year, and pointed out some of the benefits of the plant, including providing food, habitat, and shade for wildlife, as well as stabilizing soil, preventing erosion, and mitigating the spread of fire.

### 8. TOPICS FOR FUTURE CONSIDERATION

#### 9. CURRENT AND POTENTIAL LITIGATION

The Board voted to enter into executive session to discuss ongoing litigation.

9. ADJOURN The meeting was adjourned at 8:07.

### **February 2026 Architectural Control Report**

The Architectural Control Committee Report may be accessed by going to [www.foothillsclusters.com](http://www.foothillsclusters.com), clicking on Web Portal, and then selecting Documents from the menu, and then the ACC report tab)

### **February 2026 Compliance and Enforcement Committee Report (covering the period from 2/4-3/9/2026)**

A. Compliance Assessments: No compliance assessments occurred. "Walk-by" assessments of the western half of the community are planned in March.

## B. Courtesy Notices

One Courtesy Notice was sent for construction and exterior alteration that did not receive prior ACC approval. Three Courtesy Notices were sent for storage of RVs or trailers in public view; two of those have already been complied with.

## C. New Enforcement Cases:

6718 N. Quartzite Canyon PI: An NOV was issued on March 4 for storage of a recreational trailer in the driveway. The owner has communicated an intent to comply.

A second enforcement case for storage of a hauling trailer is on hold pending clarification of a unique issue from our attorney.

## D. Enforcement Cases in Progress:

3871 E. Marshall Gulch Place: During a major home addition, two rooftop HVAC units were installed without ACC application or approval. A Compliance Panel upheld the Notice of Violation during a hearing on February 10. Subsequent Notices have been issued with associated assessment of fines totaling \$150. Next steps to be discussed in executive session on March 10.

## E. Closed Enforcement Cases None

## F. Past Due Fine Balances:

6840 N. McFall Crags Place - \$180  
3871 E. Marshall Gulch Place - \$150

The Compliance and Enforcement Committee includes Donn Stoltzfus, Ron Steffens, and Jim Mackie.