

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

MEETING MINUTES

April 14, 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. She noted that a homeowner and his dog were attacked by a dog on Guthrie Mountain recently. The dog was of unknown ownership. She said the homeowner, who suffered minor injuries, contacted the HOA and was advised to file a report with the County Sheriff. Without information about the ownership of the attacking dog, the HOA cannot do anything.

Ron Steffens pointed out that the CC&Rs allow the HOA to remove an animal that is found to be objectionable to residents of an adjacent property. Dan Weisz noted that there was another attack by a dog on a resident, at another location in the community, which was reported several weeks ago.

3. REVIEW OF THE MINUTES OF THE PREVIOUS MEETING

The minutes were accepted without revision.

4. SECRETARY'S COMMENTS CONCERNING THE IONOS MAIL SERVER

Donn Stoltzfus explained that he and Frank Karnauskas contacted Ionos customer service recently. The Ionos representative stated that there is no email retention on the FCHOA account, thus any emails that are deleted from the Trash folder are lost. In

addition, any emails remaining in an individual account of any Board member are lost when that account is closed. Donn also explained that there is a fixed amount of storage on the account; it is possible that emails may be removed by Ionos if that storage is exceeded; and he encouraged Board members to periodically delete routine emails, but to retain any communication with homeowners or other significant subjects.

5. DISCUSSION AND POSSIBLE ACTION TO APPOINT A CHAIR OF THE NOMINATING COMMITTEE

After a brief discussion, Greg Piraino said that he would consider chairing the Nominating Committee and would discuss it with the Board at the next meeting. Larry Holmes and Marty Leuking volunteered to serving on the Committee. No action was taken.

6.. COMMITTEE REPORTS

a. Budget and Finance Committee

Brian Bickel said that the audit was completed and a few minor journal adjustments were made in response. Monthly financial documents are posted on the Caliber portal. Retained assets are up slightly from last year. The corporate tax return was filed with the usual minimum tax payment of fifty dollars. A couple of late assessments came in during the month. He also noted that a homeowner died recently and Brian was contacted by the County, who is attempting to locate any heirs of that homeowner. Brian also noted that another homeowner was recently killed in an airplane crash.

b. Architectural Control Committee

No written report. Greg Piraino said that an application for a pergola/shade canopy had been received and would be reviewed in the next few days. Marty added that he has been busy making progress on the backlog of applications that require a final visit to confirm that the project was completed and is consistent with the application.

c. Compliance and Enforcement Committee

Donn said that a couple of Courtesy Notices were sent during the month, and two Notices of Violation. All of the current cases involve either trailers on a lot, or construction work performed without prior approval from the ACC. He added that the Compliance Hearing scheduled following the meeting was cancelled as the homeowner finally removed the RV from their driveway over the weekend.

Brian asked that he be made aware of any problems noted during the "walk-by" assessments, which Donn agreed to do. The monthly Committee report is attached at the end of the minutes.

d. Roads Committee

Ron said that he and Angie Sellars have been in communication with the County transportation staff and continuing to work on Safe Streets planning. The County has informed them that the signage options discussed at the March Board meeting do not meet County requirements and will not be approved. The County agreed to do an assessment of traffic accidents on Evans Mountain in recent years, and see if there is any consistent pattern.

Ron and Angie said that County staff mentioned the possibility the County installing a temporary traffic roundabout with barriers. This could be a pilot project to see if it had an impact on traffic safety. It would require County approval, and Ron and Angie will discuss it with the Board in more detail if it appears that the County is willing to proceed with the pilot project. Angie said that Mike Hendricks of the County pointed out that Evans Mountain road was already shaped and curved to slow traffic. He encouraged the FCHOA to consider participating in the County traffic management program, which would require 60% of the homeowners to sign a petition requesting the same. In subsequent discussion, the Directors were skeptical of the likelihood of obtaining those signatures in the prescribed time frame, and unsure of the ability to fund improvements, such as traffic bumps, which would also require 60% approval and funding by the HOA.

Ron said that at least we have the County's attention about the traffic safety concerns of the neighborhood. He also said that there might be some interest in constructing a hard gravel pathway in the Evans Mountain right-of-way, which is an option the Roads Committee will look into. Ron explained to the Board that while the intent was to complete a Street Safety Plan in six months, in light of the County's opposition to the proposed option of signage the development of a plan would require additional time and effort. Angie said that they would continue discussion with the County and also look at options that the FCHOA could do ourselves without County involvement.

e. Landscape Committee

Ron said that he will obtain and replace some light bulbs at the entrance sign that have burned out. He also requested that the Board authorize an expenditure of less than \$1000 for buffelgrass removal in the Common Area near Burro Creek. The Board unanimously approved a motion to authorize that work.

f. Welcoming Committee

Dan Weisz to his knowledge there were no new homeowners to be welcomed this month.

7. MASTER ASSOCIATION REPORT

Dan said that the quarterly meeting was cancelled; the next quarterly meeting will be in July. Donn said that he occasionally gets questions about what the Master Association

can or should do in the Common Area, and asked Dan to explain what resources the Master Association has available. Dan said that the Master Association receives dues of \$22 per home. After annual expenses for fire protection, insurance, legal assistance, etc, about \$7 of the dues are left for other matters, which lately has been buffelgrass removal. The Association has approximately \$75,000 in reserves. He expressed appreciation for the HOAs that have assisted the Master Association recently with buffelgrass removal, and said that due to limited resources the Master Association would likely need to continue to seek cooperation and resources from the member HOAs in the future to protect the Common Area.

8. TOPICS FOR FUTURE CONSIDERATION None.

9. CURRENT AND POTENTIAL LITIGATION

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

9. ADJOURN The meeting was adjourned at approximately 8:15.

March 2026 Compliance and Enforcement Committee Report (for the period from 3/10-4/8/2026)

A. Compliance Assessments: "Walk-by" assessments of the western half of the community are ongoing. No significant problems assessed to date.

B. Courtesy Notices

Three separate reports of RVs/trailers were received, verified, and are being monitored to see if they are temporary instances worthy of Courtesy Notices.

One Courtesy Notice was sent for a driveway project that did not receive prior ACC approval. Another Courtesy Notice concerning a hauling trailer was closed after it resulted in removal of the trailer from the lot.

C New Enforcement Cases:

3540 / 3548 E. Nugget Canyon: Both property owners received an NOV for storage of a flatbed hauling trailer, owned by one homeowner, on the property of the neighboring homeowner. The trailer was subsequently moved to the owner's property but remains on the lot.

3796 E. Guthrie Mountain: An NOV was issued for construction of a driveway and other exterior changes without prior approval by the ACC.

3800 E. Marshall Gulch: An NOV was issued for installation of a rooftop solar array without prior approval by the ACC.

D. Enforcement Cases in Progress:

6718 N. Quartzite Canyon: A Hearing will be held on April 14 concerning a NOV issued for an RV that has been parked in the driveway of the property for several months.

3871 E. Marshall Gulch Place: During a major home addition, two rooftop HVAC units were installed without ACC application or approval. Fines and late fees of \$180 have been assessed against the property as enforcement continues..

E. Closed Enforcement Cases : None

F. Past Due Fine Balances:

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

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