

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

MEETING MINUTES

July 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 welcomed the Directors and mentioned that she had several homeowners contact her in the past month, and she was glad that they could easily reach out and have a conversation about HOA matters..

3. REVIEW OF THE MINUTES OF THE PREVIOUS MEETING

4. COMMITTEE REPORTS

a. Budget and Finance Committee.

Ne report.

b. Architectural Control Committee

Gigi Bainbridge said that although it was not a busy month, she did become aware that the homeowners at 6660 North Pigeon Springs made a request to Pima County to alter the setbacks for future construction on the property. The HOA was not consulted. Gigi contacted both the architect and the owner to inform them that they needed to consult the CC&Rs and the ACC guidelines before proceeding with design. Gigi also mentioned that two applications for RV storage had been on hold pending the development of procedures for RV storage applications, and now that those procedures

are in place she would like to proceed with those applications. Donn Stoltzfus asked whether the homeowners have previously submitted an enclosure design to the ACC for review, and after some discussion Gigi agreed to contact both owners to ask them to submit (or resubmit) an application to the ACC for an enclosure under the recently approved guidelines. Gigi also reminded the Board that she is in the process of recising and developing new ACC applications that in many cases will be less complex for certain types of common structures or activities.

c. Compliance and Enforcement Committee

Donn Stoltzfus said that there were no new enforcement cases to report during the preceding month and no report was prepared. Two older cases were likely to result in Compliance Hearings next month, the boat trailer at 6840 McFall Crag and the various activities at 3796 E. Guthrie Mountain that did not receive ACC approval. He also reviewed the enforcement record for 3871 E. Marshall Gulch, where HVAC units were placed on the roof, and asked the Board if there were any objections to referring that case to our attorney. Hearing none, he said he would do so.

Donn noted that he sent out a Notice of Non-Conforming Condition to two homeowners that currently maintain small HVAC units on their home. A records review failed to show that the HOA ever approved these installations, but each was no over 15 years ago. The Notice informs the owners that the units, although prohibited by the CC&Rs, can be maintained, serviced, or replaced with a similar unit. The HOA can notify prospective buyers of the non-compliance at the time either home is listed for sale.

Lastly, Donn reported that he provided an analysis in response to a request from the homeowner at 3796 E. Marshall Gulch, which revealed that in the past five years the FCHOA approved 39 of 41 applications for solar installation; approved 90 applications for minor exterior work such as painting, roofing, driveway structures, etc. During that period 12 Notices of Violation were issued for failure to submit an ACC application or obtain approval from the ACC prior to construction. Earlier today we received another records request letter from the attorney representing this homeowner, which Donn will distribute to the other members of the Litigation Committee and ask our attorney to assist in a response. The homeowner has stated that he would like to see changes in the current ACC and enforcement processes.

Aletha Kalish said that the homeowner previously served on the Board of Directors and should know the requirements. Ron Steffens commented that the records show that the members of our community are active in supporting our requirements and that our Notices of Violation are relatively few and in most cases readily resolved, which is positive for the community.

d. Roads Committee

Ron Steffens said that it appeared our past drainage improvements held up well during the recent monsoon rains. Some vegetation has fallen victim to the high winds. The

Committee has not yet received a response from Pluma County regarding the Safe Streets concerns. He is interested in exploring whether an HOA vote might suffice for approval to allow the County to begin a planning and design process for safety-related improvements, rather than the vote of the entire community that is required by current County guidance. There was also a brief discussion of some exposed cable that Xfinity appears to be working on that crosses the driveway of a residence on Mount Kimball Drive.

e. Landscape Committee

Ron that the committee received a proposal for invasive grass removal and the committee would review that and make a recommendation.

f. Welcoming Committee

Dan Weisz reported that there were no homes sold and no committee activity since last month.

g. Nominating Committee

Larry Holmes reported that procedures were at a standstill as Greg has not yet prepared the email to be sent to each of the homeowners.

5. MASTER ASSOCIATION REPORT

Dan Weisz said the Association's quarterly meeting occurred earlier today and there was a good discussion, particularly about doing more general education to increase awareness and understanding of the Common Area, its purpose, and how homeowners can protect it. He reported that a homeowners healthy dog died of suspected rat poisoning, in the same area where nesting owls were poisoned last month. One owl was taken by Liberty Wildlife and brought back to health. There was a brief discussion of how setting out poison to target rodents can harm or kill wildlife and pets. Gigi and Dan discussed whether the HOA could do anything in that regard.

Dan also briefly spoke of the benefits of native mesquite trees in our neighborhood. He noted that like the native Foothills Palo Verde, the Velvet Mesquite is well-adapted and is not usually uprooted by monsoon winds the way some other trees introduced into residential landscaping are susceptible to wind damage. Mesquites provide shade, food for wildlife, and a cooling effect of as much as 15 degrees in the area immediately around the tree. Even dead trees provide habitat, shade and cooling benefits.

Aletha Kalish complemented that the neighborhood was lucky that so much of our native vegetation on and around our lots was preserved when the homes were built. Dan added that velvet mesquite trees can live for over 200 years,

7. TOPICS FOR FUTURE CONSIDERATION

Donn Stoltzfus noted that there was not much litigation-related activity in the past month. Documents were collected and produced. But things are scheduled for August and September which the Board can discuss in executive session at the next meeting.

Gigi said she would not be present for the September or October meeting, but might be able to call in. Donn said he would also miss the September meeting.

7. ADJOURNMENT:

The Board voted to adjourn the meeting at 7:20.

June 2026 Architectural Control Committee Report

The Architectural Control Committee Report may be accessed by going to www.foothillscluster.com, selecting Web Portal, selecting Documents from the menu, and then selecting the ACC report tab.