Foothills Homeowners Master Association

Board Meeting Minutes

July 14, 2026
to be held via Zoom
Tucson, AZ

Directors Present:
Foothills 1: Mickey Chainski, Rob Ridgeway
Foothills Clusters: Dan Weisz, David Kalish
Foothills 2: Daphna Lederman, Nancy Bevens
Directors Absent:
Foothills Clusters: Ron Steffens
Foothills Townhomes: Linda Hancock

4:32 Call to Order

The October 14, 2025 Board Minutes were adopted

President's Report: Annual meeting was held in March; January and March Quarterly Board meetings were canceled due to lack of business; Having successfully presented information at the last Clusters HOA meeting, I plan to continue education of neighborhoods to both invasive grasses and care for the desert environment. This will be done at all future Master Association meetings as well as a personal plan to do so at my own HOA meetings.

Action items: None

Pack Rat Secondary Poisoning: Three Western Screech Owls juveniles were poisoned in May- two died and the third was successfully saved at Tucson Center and is being rehabbed with Arizona Raptor Center. A 5 year old dog two short streets above that home died suddenly of liver damage. The Vet indicated that the dog had likely consumed rat poison directly or second-hand. In June, an adult Western Screech Owl was found dead on the same street.

Encroachment: In the Townhomes, a new resident cut down a large Ocotillo. It was on the Townhomes property but not the Common Area. Their Board was advised as to how to proceed and educate. In the Clusters, a home was discovered to have built a wall into the Common Area. Since this was done decades ago and there is no untouched desert land on that homeowner's property, the encroachment will not be pursued. Both the lack of compromise

solution and the reality of adverse possession makes any action non-winnable at this point. In Foothills II, one home is being monitored with a possible land swap available at some point in the future.

Common Area: Continuing education is presented to help the Board learn about the Sonoran Desert and the 200+ acres of Common Area that we are committed to protect. The focus at this meeting was on the place of native Palo Verde trees and Mesquite trees in our Foothills habitat. An emphasis was on how these trees have evolved to help reduce the UV exposure under their canopy and to greatly reduce the heat index under the canopy. Notes to be attached.

Adjournment at 5:10.

Future meeting dates will be on:

October 13, 2026	Master Association Board Meeting
January 13, 2027	Master Association Board Meeting
February 9, 2027	Master Association Annual Meeting
April 13, 2027	Master Association Board Meeting
July 13, 2027	Master Association Board Meeting