Foothills Homeowners Master Association

Board Meeting (Draft) Minutes

October 13, 2026
to be held via Zoom
Tucson, AZ

Directors Present:
Foothills 1: Mickey Chainski, Rob Ridgeway
Foothills Clusters: Dan Weisz, Ron Steffens
Foothills 2: Daphna Lederman
Directors Absent:
Foothills 1: Nancy Bevens
Foothills Clusters: Dave Kalish (proxy to DW)
Foothills Townhomes: Linda Hancock

4:30 Call to Order

The July 14, 2026 Board Minutes were adopted (MC/DL)

President's Report: Quick review of the agenda items

Action Item: 2027 Assessment Fees: A motion was made to increase homeowners' assessment from $22 per year to $23 per year. (MC/RR) This amount was limited to the 5% allowed in the By-Laws. The motion was approved.

Pima County Sewer Rehab work: This discussion was skipped during the meeting so the information was sent to all Board members afterwards: From Peter Mulvey, the Project Manager that Pima County is consulting with: "PCRWRD intends to rehabilitate the Finger Rock and Rose Peak sewers with cured in place pipe liners. I don't believe PCRWRD intends to do any work on the Windy Point sewer. I spoke with the PCRWRD project manager, and he indicated that these projects were going to be issued to their contractor soon but could not provide a specific timeframe. In addition, they were revisiting which of their contractors would be getting these projects." (PCRSRD is the 'Pima County Regional Wastewater Reclamation Department)

Encroachment: The area that **ATV**s accessed this summer has been blocked off. The area of concern has had limited vegetation dating back to when our HOAs were developed. There may be an opportunity to revegetate and rehab it.

SWGas completed recovery of the area they cleared along Skyline Blvd. We have not learned whether or not they did reseed the area and we will follow up with them.

Common Area/Sonoran Desert Awareness: Information was shared about the many checkdams throughout our Common Area and within each of the member HOAs. The history of this land having been open cattle range was also shared. Materials will be sent to each Board member.

A question was raised about how to limit future taxes based on expenditures and whether or not it would be financially sound to spend some money on the Common Area before this fiscal year ends. An inquiry will be made to our Accountant and will be reported back to the Board.

Adjournment at 5:03.

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