THE FOOTHILLS CLUSTERS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

MEETING MINUTES
October 13, 2026 6:30 PM Location: Online via Zoom

1. CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:31 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

Donn Stoltzfus said Aletha asked him to note that David and Aletha would be hosting their annual cookout in November -watch your mail for an announcement. In addition, Aletha had concerns about a poor new asphalt patch in the area of 3475 E Marshall Gulch. Ron will look into that. And Aletha also noted that after the monsoon period a lot of weeds and grasses were sprouting on our lots, and asked that homeowners remove or cut those before they go to seed. He asked if any member attending the meeting wished to make a comment before the Board began. No comments were forthcoming.

3. REVIEW OF THE MINUTES OF THE PREVIOUS MEETING

The minutes were accepted without revision.

4. UPDATE ON THE NOVEMBER ANNUAL MEETING AND ELECTION

Donn said that the annual members meeting would be held on November 8 between 2-4:30 PM in Seminar Room 1 at Catalina Foothills High School. The newly elected Board will meet on November 10.

5. COMMITTEE REPORTS

Larry Holmes noted that due to some security-related changes at WordPress, future edits to our website will be difficult or even impossible. The solution requires either hiring someone to make changes to the website configuration, or migrate the website to a more current version of WordPress. The latter is recommended, but either alternative will require some expertise and cost. Larry and Ron will be working on finding someone in the community who can provide that website development support as a volunteer, or identifying a scope and cost to hire a website developer. Ron added that it is likely that within a few months the website will have to transition to a better publishing platform.

a. Budget and Finance Committee

Brian Bickel showed the year-over-year balance sheet comparison and noted that there has been an increase of approximately $18,000 in funds. There are currently only 3 homeowners in arrears on their annual assessments.

b. Architectural Control Committee

Greg Piraino stated that there were three applications, each of which was approved, and four inquiries about various matters for potential future applications. Marty Lueking has resigned from the ACC. Donn Stoltzfus pointed out that our CC&Rs require that the ACC have three Board-appointed members, so it was imperative to fill that vacant position by appointment at the November meeting.

c. Compliance and Enforcement Committee

Donn Stoltzfus reminded everyone that the new General Violation Fine Schedule that was approved by the Board in September becomes effective in January and will be posted on the website, replacing the current fine schedule, at that time.

He said there have been two recent compliance cases upheld against 6840 McFall Crags place, and a new Notice of Violation was sent to the property in October. These include a boat trailer in view, a vehicle continually on the street, and the latest NOV for unsightly conditions with various uncontained materials stored and scattered on the front of the lot. He has recently received complaints about this situation from others on the street. Over the years there have been numerous letters and emails sent to the property owner about various compliance matters, with no response, although in a couple of instances the problems that led to the Notice of Violation were corrected. He said that the FCHOA does not appear to have the authority to remove the vehicle by towing, and thus it may take some time, effort, and perhaps legal action to get these recent violations corrected.

There will be a Compliance Hearing later tonight regarding 3796 E. Guthrie Mountain, and a discussion of whether to take legal action at 3871 E. Marshall Gulch Place where

two HVAC units remain on the roof of the home.There are pending fines against both the McFall Crags and Marshall Gulch properties.

d. Roads Committee.

Ron Steffens reported no recent activity.

e. Landscape Committee

Ron Steffens explained that the Committee continues to remove invasive plants, and took successful action to do so over the summer. They are working on management of plants at the street cul-de-sacs and receiving suggestions from the community. It may be advisable to replace some plants at locations where aging desert plants have died.

Finally, the committee is looking at options for a green waste pickup event in 2027, with the goal of limiting costs. Options include no longer providing that service in the future; limiting it primarily to invasive plant removal; or to collect green waste as before, chip it in place, and leave the chips for the homeowner to use as mulch instead of paying to haul and dispose of the chips. A recommendation to the Board will be forthcoming.

Dan Weisz added that while there has been recent growth of plants and grasses with the monsoon rains, the majority of the plants are native desert plants, not invasives. Homeowner landscape decisions should be informed by aesthetics as well as an understanding of the role of native desert plants. Ron added that most desert plants generally do not contribute to fire hazards, whereas invasive plants are often able to carry fire through the landscape.

Dan added that there is a free app, called SEEK, available from iNaturalist.com, which enables you to identify almost any plant or living creature by recording it with your camera in the app. It is a good tool/resource to use in our community.

f. Welcoming Committee

Dan Weisz reported that two new homeowners moved into the Foothills Clusters in the past month, and were given welcome letters about the community.

6. MASTER ASSOCIATION REPORT

Dan Weisz reported that the Master Association met earlier today, and voted to increase the Master Association assessment by $1, to $23/yr. He said that Southwest Gas has done a good job of replacing vegetation in an area along Skyline where they encroached on the Common Area while making some pipeline repairs.

Dan made a brief presentation about the small check dams, constructed of rocks and boulders, that were built in the 1930's throughout the foothills by the workers of the Civilian Conservation Corps. These structures functioned to slow runoff and prevent erosion. Many of them can be found still in place throughout the Common Area. He showed photos of several of these neighborhood features.

7. TOPICS FOR FUTURE CONSIDERATION

John Bronner suggested that the ACC consider roadside appearance of structures proposed by homeowners, specifically mentioning lots that are largely converted to parking areas with minimal remaining landscape. Donn Stoltzfus noted that the FCHOA is currently in litigation over a proposed structure that would take up much of the front yard that is normally left for landscaping in the community. But he noted that in general the FCHOA cannot impose landscaping standards, and it is difficult to enforce against "unsightly" yards as that can be a highly subjective term. Ron Steffens thanked John for the comment and noted that these considerations are part of the evaluation of "harmony" required by our CC&Rs.

8. CURRENT AND POTENTIAL LITIGATION (EXECUTIVE SESSION)

The Board entered into executive session at approximately 7:25 to discuss pending litigation and to conduct a Compliance Hearing.

9. ADJOURN

The Board returned at approximately 8:30. A motion was made to uphold the Notice of Violation and assess the fine against 3796 E. Guthrie Mt. The motion passed by 4-0 with two abstentions (no proxies were applied). A motion was made to initiate litigation against 3871 E. Marshall Gulch Place. The motion passed by 9-0 (including proxies).

The meeting was adjourned at 8:34.