

1st Quarter, 02 March 2024
Foothills Property Owners Association Regular Board Meeting Minutes
(Wix Video Conference Meeting)

1. Meeting called to order at 10:05 AM

2. Attending:

- a. Board Members: Jack Swarsbrook, Guy Dahlbeck, Kevin Mizel, Jon McGuffin, Bob Joslyn (Quorum Seated)
- b. Association Members: Don Michelman, Bob Parker, Sue Carlson, Larry Nelson, Barbara Nelson, Dick Milon, Chris Czuzak, Miriam Foster

3. Combining FPOA lot with adjoining lot outside the FPOA:

- a. Jack reported that a resident was having issues with the City of Prescott regarding his installation of a driveway.
 - i. The City requires a wider driveway if it services three (3) lots.
 - 1. This impacts easement between two FPOA owner's lots.
 - 2. One owner resides outside FPOA but owns FPOA lot adjacent to his residence.
 - ii. One proposed solution was to combine those lots so driveway would only service 2 lots (narrower width required, alleviates easement issues).
 - 1. City and Yavapai county both have provisions for this combination.
 - 2. Requires FPOA permission.
 - a. Would require more than two thirds (2/3) of the residents to approve (no quorum).

4. Short Term Rental:

- a. Jack reported that it has come to the attention of the Board that a resident is renting out an apartment in his residence on VRBO and this is a violation of our CC&Rs.
 - i. Board will contact resident and remind them of CC&R restrictions
 - 1. Board will investigate potential changes to fine policy, reasonable fine amounts, and potential ramifications of pending changes to the CC&Rs (more restrictive).

5. Snow Removal Options in light of recent substandard City response:

- a. Dick Good will investigate the potential of our contractor supplementing City response as required so that all residents have a way to get in and out of the subdivision when required.
 - i. Contract is up for renewal this year.

6. Dog Barking Complaint:

- a. Jack reported that the residents who were affected were polled after 45 days and all reported that the barking had been less of a nuisance.
 - i. Jack informed the dog owning residents that their efforts were appreciated and that we would continue to monitor the situation.

7. CC&R rewrite/minor change to the Bylaws update:

- a. Jack reported that the we had received around thirty (30) ballots.

- i. Two residents reported minor typos that will not affect the legitimacy of the election.

8. New Business:

- i. None

9. Regular meeting was adjourned at 10:58 AM.

SIGNED

Guy K Dahlbeck, Secretary
Foothills Property Owners Association