

2025 Annual Foothills Property Owners Association Meeting Minutes

I. **Time/Date:** 9:30 AM/ Nov. 8, 2025

Format: In-Person & Google Meet

Conference Attendees:

Board Members:

(In-person) Jack Swarsbrook and Chris Czuzak

(Wix Video) Jon McGuffin Kevin Mizell, Bob Joslyn

Residents: In-person attendees: Myrna Swarsbrook, Jerry & Bev Thurber, Chris & Alicia Czuzak, Don and Barb Michelman, Dean & Gale Perrone, Barbara Red, David Byladeck & Karen Sullivan, Jerome & Eileen Tellez, Greg and Nancy Clark, Allen & Miriam Foster, Betsy Macy, Larry and Barbara Nelson, Bob Parker and Sue Carlson, Chris and Joy Georgakas, Ross and Lynn Kershner, Sharon Good, Molly Sanders, Kent and Cindy Hart, Sharon Flack

Video conference Attendees: Don Pratt, Kristina Good

II. **Meeting was called to order by Jack Swarsbrook:** 9:30 AM

III. **Welcome**

- a. Year in Review: Jack Swarsbrook reported:
 - i. Two lots completed their builds
 - 1. One Fine was issued for a subsequent violation of loud radios
 - 2. Both of the builders have been extremely responsive and have been a pleasure to work with.
 - ii. Two new neighbors; James and Linda Farnsworth 840 Autumn Breeze and Patrick McCurdy 707 City Lights

IV. **Old Business**

- a. Financials Update
 - i. Jack gave an overview of the association's finances as of 7 Nov 2025
 - 1. \$86,691 in 2 accounts at AZ National Bank.
 - 2. \$8360 in projected expenses for remainder of 2025 (\$4,700 insurance and \$3660 Firewise)
 - 3. A financial Snapshot is available on the website prescottfoothills.com under the "Important Documents" menu.
 - ii. 2026 Association Dues
 - 1. Jack made a **motion to keep the dues at \$485** for 2026 based on the light snow year we had in 2024/2025. Jon **seconded** the motion and the **motion passed** by unanimous voice vote.
- b. Common Area Landscaping Update (Pam Winton)
 - i. Pam reported that she is holding Johnny's strictly to the contract. She also reports that they have been responsive.
 - ii. Pam asked members to pick up after their dogs and to call out nonresidents who don't pick up messes.

- iii. Pam and Jack both asked for member input regarding the landscaping so we can negotiate that in the next contract.
- c. Firewise Update/Info (Eileen Tellez)
 - i. Jack gave a brief report on meeting with two Prescott National Forest representatives. They are pleased with the development's efforts to Firewise.
 - ii. Eileen Tellez gave a report on the progress of 2023-2024 Healthy Forest Grant Program that some of our residents participated in.
 - iii. Eileen also went over the Firewise projects that were done or are going to be done this year.
- d. New Snow Removal Contractor (Kevinn Mizell)
 - i. Kevin reported that he is looking for a contractor to save us money on snow removal.
 - ii. Kevin stated that there are few contractors interested.
 - iii. Leading contractor is Zebrascape, a well-established local contractor
 - iv. Awaiting contract finalization
 - v. .
- e. ACC Update (Jack Swarsbrook)
 - i. Jack reported that the number one complaint to the ACC recently has been lighting issues. He asked everyone to be aware of the lighting policy in the ACC Guidelines and to comply. He also announced that there may be a change to those policies at the next ACC meeting.
 - ii. The ACC has been having difficulty getting a quorum for a meeting and will continue trying.

V. New Business

- a. Jack announced our annual Holiday/Christmas Party will take place 7 Dec at 5:45PM at Gurley Street Grill, bottom floor so we don't have to contend with the rickety stairs.
- b. Jack apologized for the 2 potential open meeting violations that occurred this year and explained that the decisions were ratified recently in a special meeting.
- c. Association Members forum
 - i. Kent Hart reported that the city is considering multiple plans to alleviate the traffic volume up Mt Vernon. He suggested we all keep an eye out and oppose the plans that affect our neighborhood.
 - 1. He also asked for the FPOA to take a look at the culvert on Drive C as it needs to be cleaned out.
 - ii. Once again, as there was last year, there was a lengthy discussion regarding the expense of snow removal on developer installed private roads being subsidized by those who live on public streets.
 - 1. A member provided data that shows a member living on a public road gets a return of \$.74 in services for every \$1.00 in dues and a member on a private road gets a return of \$1.40 for every \$1.00 in dues paid.

2. Jack explained that the CC&Rs explicitly lay out the responsibilities of the board regarding private roads, that a singular assessment is to be charged to each member, and that any change to any provision in the CC&Rs must have 100% concurrence with members who live on the private roads.
3. Jack explained, once again, that the CC&Rs were written 30 years ago and that they written by the Declarants attorney, more than likely to ensure access to otherwise inaccessible and to ensure property values for all of the development.
 - a. Jack committed to forming a committee to change the CC&Rs into a document that works for all of us if that is possible.
- iii. There was a request from a member that a membership email roster be made available to all. Jack said he will look into the legalities of releasing emails as AZ law allows for release of name and physical address...more to come.
- iv. There was a comment about the style of houses that have been approved by the ACC of late. Jack said that the ACC will discuss standards of style at the next meeting.
- v.

VI. Adjourn: Meeting adjourned at approximately 1137

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Jack Swarsbrook', written in a cursive style.

Jack Swarsbrook, President
Foothills Property Owners Association