

2023 Annual Foothills Property Owners Association Member's Meeting Minutes

Time/Date: 2:00 PM/ Nov. 19, 2023:

Format: In-Person & Wix Video Conference

Attendees:

Board Members: Jack Swarsbrook, Guy Dahlbeck

Residents:

In-person attendees: Myrna Swarsbrook, Dick Milon, Jerry & Bev Thurber, Dick Good, Greg Clark, John Copppage, Chris & Alicia Czuzak, Barb & Don Michelman, Pam Winton, Ed Blum, Dean & Gale Perrone, Barbara Red, Jon, Libby, & Jack McGuffin

Video conference Attendees: Don and Giovanna Pratt, Bob Davis, Jim Trapp

Meeting was called to order by Jack Swarsbrook: 2:00 PM

Agenda items:

1. Jack Swarsbrook reported:
 - a. The Fine Policy has been in effect over the last 6 months and there have been no fines assessed to date.
 - b. Last year was unprecedented regarding snow events, weeds, and drainage issues.
 - c. The CC&R rewrite will be sent out for membership consideration in January after review by the Board.
 - i. Members will have a 30-day period to review the new document which will be available on the website under the "Important Documents" menu highlighted in red. Ballots will be sent out early to mid-February.
2. Guy Dahlbeck reported on the financial status of the Foothills Property Owners Association:
 - a. We received delinquent dues from 2 lots that were behind in payments.
 - b. Cash on hand after expenses and reserve accrual for the remainder of 2023 is projected to be \$39,564.
 - c. Projected expenses and reserve accruals for 2024 are \$36,506
 - d. Projected cash on hand at the end of 2024, after expenses and reserve accrual, is \$42,579.
 - e. Assessment for 2024 will be \$462 (as voted on by the Board in Feb 2023...up 5% per CC&Rs).
 - f. The CPA that has handled our financial tax filing and compilation has decided not to provide the service in the future.

- i. The Board is exploring self-filing options and using our existing QuickBooks software to accomplish the compilation.
3. Dick Milon reported on behalf of the Firewise committee:
 - a. The neighborhood has received Firewise Certification for 2023 – 2024.
 - b. Update on current grant progress. Indications are that some of the larger companies providing these services have increased their prices; smaller businesses seem cheaper.
4. Jack reported on the Common Area Landscaping:
 - a. The Board is exploring new contractors but all indications, at this time, are that our current contractor may be our best bet.
5. Jack reported on behalf of the ACC that:
 - a. when roofs are replaced, the vents that extend through the roof must be painted, no “brightwork
 - b. exterior renovation projects can now be reviewed by the ACC if they involve plans that will be submitted to the City of Prescott
 - c. the CC&Rs rewrite adds language to allow trees that present fire hazard or are disease may be removed by owners after the inform the ACC, the Board will reconsider whether the trees removed will need to be replaced. At this point, replacement of those trees is highly recommended
 - d. that there are 3 lots that have had final approval of plans, but have not started construction.
6. The 2 nominations for board members were Kevin Mizell and Jon McGuffin. 41 of 80 ballots were returned (24 constituted a quorum). There were two write in candidates, Jack will see if those members are interested in joining the board. Both Kevin and Jon will be seated on the Board. Jack thanked Kevin and Jon for running. He also thanked Don Roberts, Miriam Foster, and Bob Joslyn for their service to their neighbors.
 - a. There will be two (2) board seats open next year and everyone is encouraged to consider running for a seat on the board.
7. Floor was opened to the members for new business. A discussion ensued on weeds; consensus was the neighborhood did not look bad and that “rustic” was why a lot of people chose to buy here in the Foothills. There was also an aside mentioning dog barking; Jack will look into it.
8. Meeting adjourned by Jack Swarsbrook: 3:20 PM

SIGNED

Guy K Dahlbeck, Secretary/Treasurer
Foothills Property Owners Association