

1st Quarter, 21 Mar 2026
Foothills Property Owners Association Regular Board Meeting Minutes
Google Meet Video Conference

1. Meeting called to order at 10: AM

2. Attending:

- a. Board Members: Jack Swarsbrook, Bob Joslyn, Kevin Mizell, Chris Czuzak, Jon McGuffin, (Quorum Seated)
- b. Association Members: Dick Milon, Kristy Good, Don Pratt, Eileen Telez, Bob Parker, Sue Carlson, Josh & Jaycelyn Courtneay

3. Review of Annual Assessment Collection Status

- a. Jon reported on that there are 7 lots not paid (5 Owners...2 own 2 lots)
 - i. There was a suggestion that we increase the late fee...to be addressed in the CC&Rs review/rewrite.
 - ii. Discussion regarding making paying the assessment easier.

4. Firewise Committee Update

- a. Firewise committee is requesting \$15K be allocated in the 2026 budget for Firewise fuels reduction and \$1K for tools, wagons, etc. to aide members in self help vegetation reduction.
 - i. Priority is common area Tract B.

5. Snow Event Review

- a. One snow event occurred. Three of the steepest and longest drives required treatment for ice. Total cost \$1,250.

6. Budget Review/Vote

- a. Jack reported that the Arizona legislature is moving towards requiring every HOA to vote on an publish a budget.
- b. Jon added that having a budget was a good idea regardless,
- c. Jack presented a proposed budget that Jon and he had drafted.
 - i. Jack made a **motion** to approve the draft budget, **motion was seconded and the motion passed by unanimous voice vote.**

7. Holiday Lights/Lights Proposed Change to the ACC Guidelines

- a. Jack presented a proposed change to the ACC Guidelines covering Holiday/Colored lights that was recommended by the ACC committee.
- b. Jack made a **motion** to approve the proposed change to the ACC Guidelines, **motion was seconded and the motion passed by unanimous voice vote.**

8. Dos and Don'ts

- a. Jack presented a proposed list of Dos and Don'ts recommended by the ACC Committee to distil the guidelines down to an easily understood list.
- b. Jack made a **motion** to approve the proposed list of Dos and Don'ts which will be made available to the membership via the website, **motion was seconded and the motion passed by unanimous voice vote.**

9. CC&R Review Committee Stand-up

- a. Jack presented a draft committee charter for an Ad Hoc committee to continue the review of our CC&Rs, which recently rolled over to a new 10-year term.

- b. Jack made a **motion** to approve the draft charter which will also be made available to the membership via the website, **motion was seconded and the motion passed by unanimous voice vote.**
- c. Jack reported that he will solicit volunteers to man the new committee.

10. Meeting was adjourned at 11:23 AM.

Respectfully Submitted,

SIGNED

Jack Swarsbrook, President
Foothills Property Owners Association