

3rd Quarter, 15 Aug 2026
Foothills Property Owners Association Regular Board Meeting Minutes
Google Meet Video Conference

1. Meeting called to order at 10:00AM

2. Attending:

- a. Board Members: Jack Swarsbrook, Bob Joslyn, Kevin Mizell, Chris Czuzak, Jon McGuffin, (Quorum Seated)
- b. Association Members: Kristy Good, Barbara Nelson
- c. Jon reported on that there are still 6 lots not paid (4 Owners...2 own 2 lots)

3. Review and approve/disapprove proposed HOAMCO renewal contract for architectural review Action

- a. Contract with HOAMCO to do our large project architectural reviews had not been reviewed by either party since 2012. This was brought to our attention when a member who recently finished building requested a final landscaping inspection from HOAMCO and was told that they didn't know who the FPOA was. Jack met with the Executive Director of the Architectural Department for HOAMCO and the discrepancy was resolved. Because it had been a long time since the contract was updated, HOAMCO redrafted it and raised the review fee to \$3000 from \$2000.
- b. Jack **made a motion** to allow the FPOA President to renew the contract/agreement between FPOA and HOAMCO for Architectural review as presented. The **motion was seconded** and the **motion passed** via unanimous voice vote

4. Review/Select Proposal for culvert cleaning on Drive D and Drive C Action

- a. Lot 34 owner, whose lot borders Drive C, disputes the maintenance responsibility regarding the easement the culvert is on. FPOA will clean the culvert in order to ensure there is no degradation of Drive C due to water runoff. FPOA will continue to work with the owner to resolve the easement responsibility.
- b. Two proposals reviewed
 - i. Big Desert Hydro Vac \$2250
 - ii. Rock Bottom Excavation \$922.50
 - 1. Includes rocking the cleaned-out area to stabilize. They had the rocks sitting around after a job and only charged for the labor.
- c. Jack **made a motion** to accept the Rock Bottom Excavation bid of \$922.50 for cleaning out the D Drive culvert and the C Drive. The **motion was seconded** and the **motion passed** via unanimous voice vote.

5. Review/Select Proposal for crack seal/seal coating of the private roads Action

- a. Five proposals solicited; 2 proposals returned
 - i. Maurer \$8250 for crack sealing/\$17,820 for seal coating/\$26,070 Total
 - ii. Copper State \$17,946 total for both crack sealing and seal coating
 - 1. Jack reengaged with Maurer and Copperstate. Discrepancy in square footage resolved, hence Copperstate's increased cost
 - iii. Asphalt Coating of AZ waiting on proposal estimate of \$.25 - \$.35 per sq/ft.

- b. Jack **made a motion** to wait for the Asphalt Coating of AZ and if it is lower than Copperstate's proposal, to accept Asphalt Coating of AZ's proposal but if it exceeds Copperstate's proposal, we accept the Copperstate's proposal. The **motion was seconded** and the **motion passed** via unanimous voice vote.
 - c. Motion did not include raising the construction deposit as recommended by HOAMCO from \$5000 to \$10000. **ACTION ITEM FOR NEXT MEETING**
- 6. Meeting was adjourned at 10:59 AM.**

Respectfully Submitted,

SIGNED

Jack Swarsbrook, President
Foothills Property Owners Association