

3rd Quarter, 7 Sept 2024
Foothills Property Owners Association Regular Board Meeting Minutes
(Wix Video Conference Meeting)

1. Meeting called to order at 10:03 AM

2. Attending:

- a. Board Members: Jack Swarsbrook, Guy Dahlbeck, Jon McGuffin, (Quorum Seated)
- b. Association Members: Don Michelman, Dick Milon, Miriam Foster, Dick Good

3. Financial Update:

- a. Guy provided an update to the association's financial status: \$97,104.00 in our accounts; \$16,591.00 projected expenses to 31 Dec; \$10,500.00 allocation to reserve fund; \$26,000.00 payables (reserve/deposits/Unpaid Snow removal invoice) projected Balance 31 Dec 2024 **\$44,013.00**
- b. See detailed breakdown on our website www.prescottfoothills.com under Important Documents menu.

4. Report on the state of the entrance:

- a. Jack reported on the state of the entrance to the neighborhood to include the wall monument and landscaping. The brick wall itself is in good shape, the covers on the pillars need some attention, "The Foothills" writing also needs some attention, there is some stucco damage on a cover on the wall that needs attention.
 - i. The Board decided that these issues can be corrected in a self-help project to be done as soon as possible.
- b. The rocks need refreshing, there is no landscape fabric so the weeds are difficult to control, there are haphazardly stacked rocks to block the solar light illuminating the wall to keep from blinding drivers on Senator Highway, there is bare dirt that evidently was plowed there by snowplows last year (see landscape proposal below).
 - i. Could also be a self-help project as area is not that big

5. Proposal for updating landscaping at the entrance:

- a. On behalf of Bob Joslyn, Jack presented a proposal from Johnny's Landscaping to update the entrance by removing old rock, install landscape fabric, plant (4) 5gal Russian Sage plants, install riprap in dry wash on either side of the monument wall. The total cost was \$3534 for the right side of the entrance.
 - i. Board elected to defer the project as winter is just around the corner and to allow time to get additional bids or decide on a self-help job.

6. Proposal to resume flying flag at the entrance:

- a. Jack reported that there have been residents inquiring about the flag pole at the entrance and asking what happened to the flag.
 - i. A past board, after certain parts of the flag assembly broke, looked into repair and decided the price was too high. They decided not to repair and to donate the flag pole to anyone who wanted it. Nobody did and that's why it still stands. There hasn't been a flag flying for at least 10 years.
 - ii. Prescott Flags came out and gave us an estimate:

1. To repair: \$1456.97 including new LED lights, 2 hrs technician labor 2 hrs ladder truck and all parts including flag.
 2. Anticipate flag replacement every 6 months (\$80)
 - iii. APS Electricity estimates:
 1. Unable to track down hook up fee
 2. Using 100 watts (4x25 watt LED bulbs) for 10 hrs/day would be about 5 dollars a month (plus a demand charge) for usage but the service charges would amount to almost \$50 a month.
 - iv. Solar lighting could be installed, according to Prescott Flag, the batteries need to be changed as they meet their design life which would require the ladder truck and technician with a 2hr minimum.
 - b. Board decided not to pursue repair of the flag pole/assembly, based on the repair estimate, the potential of follow on repairs, the monthly service charges and the requirement for potential flag replacement every six months.
7. **Proposal to update the fine policy to include a fine for short term rental:**
 - a. After some discussion, a **motion** was made to add a fine of \$150 a day per day of rental after a Notice of Violation has been issued for a first offense and doubling the fine after 2 weeks or for subsequent violations. There was no further discussion and the motion **passed** by unanimous voice vote.
8. **Proposals for Snow Removal:**
 - a. Dick Good presented 2 proposals for snow removal in the upcoming year, one from Johnny's and one from Zebra landscaping.
 - b. After some discussion on the proposals a **motion** was made to secure a contract from Zebra landscaping. There was no further discussion and the motion **passed** by unanimous voice vote.
9. **Review of Insurance Policy Limits:**
 - a. The Board reviewed the associations insurance coverage per the CC&Rs and determined the coverage is adequate. Don Michelman volunteered to review the insurance proposal when offered by our broker.
10. **Review of Plan for Annual Meeting/CC&R vote**
 - a. Jack reviewed the plan for the Annual Meeting and the 2nd vote on the CC&R rewrite.
11. **New Business:**
 - a. Don Michelman pointed out a coupled of dead trees on association land that may pose a Firewise risk. Jack will work with Johnny's to get them removed.
12. **Meeting was adjourned at 11:26 AM.**

SIGNED

Guy K Dahlbeck, Secretary
Foothills Property Owners Association