

CATALINA FOOTHILLS ESTATES #9

BOARD OF DIRECTOR MINUTES

2020

January 6, 2020

February 3, 2020

March 2, 2020

April 6, 2020

May 4, 2020

June 1, 2020

August 24 2020

September 14, 2020

October 5, 2020

November 9, 2020

December 7, 2020



MINUTES
Catalina Foothills Estates No. 9 Association
DIRECTORS MEETING

Catalina Foothills Church classroom area
2150 E. Orange Grove Road, Tucson, AZ
Cat9.org

Meeting Date: January 6, 2020

Directors Present: Tung Bui, Sherri Durand, Teri Ellen, Diane Frank, Pat Griffin, Larry Ivy, Nancy Kay, Paul Schwartz, Joyce Su

Directors Absent: None

Guests present: Craig Sawtelle

Call to Order: The President, Pat Griffin, called the meeting to order at 7:00 pm.

Quorum: The President declared a quorum.

Minutes: Correction was made to the spelling of Paul's last name, Schwartz. For the post office box, both Diane and Joyce have access so Sherri will not be added. These updates will be reflected in the revised minutes. The Board otherwise approved the minutes from the December 16, 2019 meeting of the directors. As additional comments to the minutes, Teri agreed volunteer to assist with the calendar updates. There was also question on how owners can be invited to the supper club events.

Owner Concerns. One owner was in attendance. There was a discussion of the continuing concern with speeding in the neighborhood and options to encourage drivers to slow down. Specific residents have been reported as seen speeding in the neighborhood on multiple occasions. Some suggestions included lowering the speed limit, warning letters, speed humps, additional signage, and special assessments which would be used toward purchasing radar equipment. The Board agreed to continue to explore proposals and options,, and to investigate the use of technology to enforce the speed limit. Pat indicated that owners should be aware that CAT9 roads are four feet narrower than county roads so continuing caution is important to maintain the safety of our residents.

Treasurer Report. Joyce reported that cash in the bank is \$92,344.73 with total expenses through December 31, 2019 at \$2,159.43. Joyce drafted the 2020 assessment letter which the Board approved. Joyce stated that she will be sending the dues notices in January. Joyce will correct the line item for transfer fees to show the five lots sold between 2/1/2019 and 01/31/2020. Joyce will record the church donation against Miscellaneous expense. There was some general discussion

about the budget line items. Joyce will increase the amount of landscaping in the 2020 budget draft for review at the February meeting. Dues in the amount of \$100 will be assessed as of February 1 and must be postmarked by February 29, 2020. Joyce will prepare the 2019 fiscal year annual report for February Board meeting.

Calendar Report. Nancy read the calendar report. The calendar should read “sweeping per landscaping contract scope” for the months of January, April, July and October - Larry to confirm. Diane took the action to provide copies of key Board book documents so that Board books can be created for all members desiring a copy. The Board will consider updating job descriptions in the coming months.

Registrar Report. Diane reported that there are no pending listings but that she has notice of one potential pending sale. There was discussion about any opportunity for adding additional common area maintenance charges and transfer fees if the Board deems necessary in the future.

Roads & Landscaping Report. Larry and Sherri worked on a revised written scope for Jose’s landscaping to clarify the tasks to be completed on a regular basis. Larry reported that he is expecting approximately 20 hours for the monthly amount. Larry will also get a quote from either Jose or another landscaper for an estimate for owners who desire help with mistletoe and pack rat removal at the owner’s expense. Larry is exploring getting bids as a back-up and will continue to be diligent on coordinating with the landscape and roads crews to get the tasks done for the monthly fee. Larry reported that he talked with Tucson Asphalt about sealing the roads in April/May. Larry will add a roads update to the newsletter. Larry provided some information on green asphalt. Per Pat we have rubberized asphalt and likely would not want to change to green asphalt given the existing 30-yr road plan.

Neighborhood Watch. Tung reported that stolen mail was dumped onto Tung’s property, coming including as far as Finger Rocks Trail head. Tung, Diane and other neighbors assisted with gathering the dumped mail and Diane got the letters to the appropriate owners.

Architecture Report. Paul sent notice of possible construction letters to three owners (Laman, Gervickas and O’Brien). O’Brien contacted Paul to indicate that construction is complete. Diane checked with Kevin (approving architect) and confirmed that the O’Brien designs have not been approved by the Board. Paul has received no response from Laman and no response from Gervickas. Paul will ask Kevin to conduct an inspection for the three owners and McElwain and report back. The Board reviewed and approved the new request form so that owners can better understand the CC&R requirements and process. Diane will replace her existing architectural guidelines with the new guidance and request form to new owners as part of registration. Sherri will post the forms on the website. The Board discussed the importance of our approving architect, Kevin Paulus, being timely in inspections and updates to the Board. Paul reported that he also received an informal

request from Valera. He will drive by and provide the request form. Paul also received an owner inquiry whether there has ever been consideration incorporating the 35 homes near Chaparral Place into Catalina Foothills No. 9. The Board discussed but no action was taken.

4. Old Business

- A. The Board reviewed the action items and updates.

5. New Business

- A. Bill Klaiber, an owner, sent an email to the Board inquiring about paving Avenida de Posada. The Board recognized the frustration caused by the county as to the condition of this road, and limited options for funding the paving. Pat and Larry commented on the county bond process and approval districts suggested. Pat described the county process for owners to update the county roads and mentioned that our roads are four (4) feet narrower than county standards. The Board agreed to continue to discuss and explore funding options for this long-standing issue.
- B. 2020 Budget and dues amount – The dues will be \$100 per the CC&Rs. Joyce will present the revised budget at the February meeting.
- C. HOA taxes – Joyce agreed to file the tax return and the Board approved.

6. **Next Meeting.** The next Board meeting is to be held on February 3, 2020 at 7 pm.

7. **Other Business / Concerns / Announcements.** None.

8. **Adjournment.** The meeting was adjourned at 9:15 pm.

Submitted on behalf of the board,

Sherri Durand

Sherri Durand

Vice President and Secretary



CAT9 BOARD ACTION ITEMS

As of January 6, 2020

<u>Action</u>	<u>Lead</u>	<u>Due</u>
Donation to Church	Joyce	DEC
Fee Schedule finalization	Pat	JAN
Mailbox lettering –ask CAT HOA 1-6	Sherri	FEB
Board Book key docs and outline	Diane	FEB
Recycling update	Diane	APR
Corporate annual report	Sherri	MAY
<u>Architectural Reviews</u>		
Green – request form and plans needed	Paul	FEB
Gervickas – outside counsel notification	Paul	FEB
Laman – neighbor inquiry	Paul	FEB
O'Brien – final inspection needed	Paul	FEB
McElwain – final inspection needed	Paul	FEB
Varela – request form and initial inspection	Paul	FEB
<u>Roads & Landscaping</u>		
Updated landscaping services contract	Larry	FEB
Tucson Asphalt contract update	Larry	FEB
Landscaping compliance letter template	Sherri	MAR
Excess speeding compliance letter template	Sherri	MAR
Speeding solutions and enforcement	Board	ongoing
Paving Avenida de Posada	Board	ongoing

**Catalina Foothills Estates No. 9
REGISTRAR'S REPORT
January 6, 2020
Diane L Frank, Registrar**

Active, Pending, and Contingent Listings:

Lot 112 6560 N Altos Tercero
Pending new listing

Owner: Sylvia Staub

Long Realty
Lori Mares
lmares@longrealty.com
Direct – 520-918-5508
Mobile – 520-400-4802

Recently Closed (Since last report)

Rentals: 3

Lot 53 6814 N Solaz Cuarto

Owners: Matthew / Margarette O'Brien
Tenants: Mark /Jackie Winkler

Nordstrom Group
Gina Palmer
gpalmer@nordstromgroup.com
299-5850; 299-3538 (f)

Lot 11 6901 N Solaz Primero

Owners: Sargent & Farley Families
Tenants: Rented intermittently to unknown tenants

Lot 25 6990 N Solaz Segundo

Owner: Huatung "Tim" Wang
Tenant Jonathan Wang (Son)

Other:

Real Estate Activity since November 5, 2019:

Properties Closed:

0

Properties Currently for Sale//**Pending**/for rent/ in Escrow: 1(Lot 112)

Rental Properties in CAT 9: (active & occasional) 3 (lots 53, 11, 25)

MINUTES

Catalina Foothills Estates No. 9 Association
DIRECTORS MEETING

Catalina Foothills Church classroom area
2150 E. Orange Grove Road, Tucson, AZ
Cat9.org

Meeting Date: February 3, 2020

Directors Present: Sherri Durand, Teri Ellen, Diane Frank, Pat Griffin, Larry Ivy, Nancy Kay, Paul Schwartz

Directors Absent: Joyce Su, Tung Bui

Guests present: None

Call to Order: The President, Pat Griffin, called the meeting to order at 7:00 pm.

Minutes: A correction was made to clarify that the postmark due date for payment of the annual assessment is February 29, 2020. There were no other corrections to the minutes.

Owner Concerns. No owners were in attendance.

Newsletter. A few corrections were made to the newsletter. Teri suggested a calendar for the newsletter. The Board agree to publish the newsletter for 2020 in Feb, June, and late October. Teri will finalize and provide to Richard to distribute. Larry suggested to include the Board meeting dates in the newsletter to encourage owners to attend and participate. Nancy suggested an article in the next newsletter to remind residents about safer alternatives to bait boxes which can result in other animals becoming poisoned from eating the dead rats.

Architecture. Paul reported on the outstanding compliance letters. For Laman, Paul with have Kevin pull the permit to review the extent of the exterior scope. For Varela, it was determined that if the paint color is on the approved list, then Kevin does not need to inspect. For Gervickas, her attorney notified the Board to correspond through him. For McElwain, Pat will coordinate with Kevin for a final inspection. For O'Brien, there is no written record of approval by the Board. Paul will request that Kevin conduct a final inspection. For Green, the Board has not received any news of the septic update and addition. Paul will send the request form for Green to complete.

Roads & Landscaping. Larry provided the quote for paving the Avenida de Posada at roughly \$86,000. Currently the county will let us improve and maintain the road, even if we do not own the

road. Pat will talk to the other owners (non-CAT9) to determine if they are willing to contribute a significant portion of the paving. Pat explained that to undertake this paving would require a special assessment and approval of the owners. Larry got a signed agreement for landscaping. Cactus have been trimmed along the roadways to improve visibility.

Neighborhood Watch. No report from Tung this month. Please read Tung's newsletter article cautioning owners to slow down in the neighborhood.

Registrar. Diane reported that there are no pending houses for sale, but that there is a potential sale coming up. Based upon Diane's research, the Board agreed that any seller fees should be referenced as "Disclosure Fees" going forward (and not labeled as "transfer fees"). Diane informed the Board that our fees are low compared to other subdivisions. Diane proposed increasing the Disclosure Fees by 20% each year. The Board agreed to increase the Disclosure Fees by 20% for 2020, and that each year the Board will consider the increase annually. Diane requested that for the monthly financial report of the Treasurer accurately separate out Disclosure Fees from Registrar expenses.

Treasurer. No report from Joyce this month.

Calendar. Fiscal year-end report tabled as Joyce was absent this meeting. No audit will be performed for 2020 per Pat. Pat will file the annual report for 2020.

4. Old Business

- A. The Board reviewed the action items and updates. The Board is looking for recommendations to help get residents to slow down in the neighborhood.

5. New Business

- A. Newsletter advertising. There was discussion about advertising in the newsletter. Given our non-profit status, Pat made the suggestion to instead create a spotlight or profile section about our different owners.
- B. Transfer fees charged to sellers. The Board discussed the disclosure package as part of the Registrar report (see above). Joyce will need to update her financial reports with the correct terminology and line items for expenses.
- C. 2019 Fiscal Year End Report – Joyce was not in attendance to give this report. This matter was tabled to next meeting.
- D. 2020 Budget - Joyce was not in attendance to give this report. This matter was tabled to next meeting. The Board agreed to add a budget amount of \$150 for 2020 annual meeting refreshments.
- E. Paint colors and violations. The Board discussed that the color palette at Dunn & Edwards was created about 10 years ago. The Board also discussed that the CC&Rs

require “muted desert and earth-tones” colored paint. Pat reiterated that if owners stay within the color palette, no approval of the Board is required. If the color is not on the color palette, then Board approval is required. Paul will visit Dunn & Edwards to explore color updates, if needed. Diane added that CAT9 has an account and discount available at Dunn & Edwards under account #6065192.

- F. CAT9 database – confidentiality and prohibited uses. There was discussion about the importance of prior directors deleting the database and not using the database but for Board purposes.
- G. Board neutrality in boundary disputes – Pat advised that the Board cannot assist with boundary disputes and cannot offer legal advice to owners.

6. Other Business / Concerns / Announcements.

- Supper Club – the Board recommended that the Supper Club review the minutes and Registrar report to learn of new owners.
- The Board discussed that short-term rentals and/or bed and breakfast, such as Airbnb or VRBO are NOT allowed by our CC&Rs. Only long-term rentals for a “Single Family” residence are permitted. Owners identified as offering short term rentals will receive a compliance notice to cease engaging in short term rentals.

7. Next Meeting. The next Board meeting is to be held on March 2, 2020 at 7 pm.

8. Adjournment. The meeting was adjourned at 9:15 pm.

Submitted on behalf of the board,

Sherri Durand

Sherri Durand

Vice President and Secretary



CAT9 BOARD ACTION ITEMS

As of February 3, 2020

<u>Action</u>	<u>Lead</u>	<u>Due</u>
Short Term Rentals Compliance Letter	Tung	MAR
Newsletter ideas and articles to Teri	Board	APR
Newsletter Q2 draft	Teri	MAY
Corporate annual report	Pat	MAY
Recycling update	Diane	MAY
Publish Q2 newsletter	Teri	JUNE
<u>Architectural Reviews</u>		
Green –to send request form	Paul	MAR
Laman – Kevin to review permit	Paul	MAR
McElwain – final inspection needed	Pat	MAR
<u>Roads & Landscaping</u>		
Mailbox lettering and street sign updates	Larry	MAR
Landscaping deep clean with Jose	Larry	APR
Pre-sealing inspection w/Tucson Asphalt	Larry	APR
Road Sealing with Tucson Asphalt	Larry	MAY
Speeding solutions and enforcement	Board	ongoing
Paving Avenida de Posada	Board	ongoing

MINUTES

Catalina Foothills Estates No. 9 Association
DIRECTORS MEETING

Catalina Foothills Church classroom area
2150 E. Orange Grove Road, Tucson, AZ
Cat9.org

Meeting Date: March 2, 2020

Directors Present: Tung Bui, Sherri Durand, Teri Ellen, Diane Frank, Pat Griffin, Larry Ivy, Nancy Kay, Paul Schwartz, Joyce Su

Directors Absent: none

Guests present: Valerie Gervickas and guest (did not sign in)

1. **Call to Order:** The President, Pat Griffin, called the meeting to order at 7:00 pm.
2. **Minutes:** The minutes were approved.
3. **Owner Concerns.** As a general comment, the board discussed the trash not being picked up in early March. Diane let the board know that the trash company was having some mechanical and personal issues. The board discussed having Diane coordinate having the trash company speak at the October board meeting.
4. **Reports.**
 - A. **Newsletter.** The board discussed whether the newsletter reached the owners by email, and whether recent other issues were available on the website. Teri confirmed that the email was sent but perhaps to only one email per household. The board discussed some topics for the next newsletter. Articles are due to Teri in April.
 - B. **Neighborhood Watch.** Tung reported that four mailboxes were broken in around the same period in February. Owners should be cautious about putting outgoing mail in the mailboxes. The board also discussed the USPS Informed Delivery option for owners.
 - C. **Calendar.** Nancy read the calendar and the outstanding action items. Nancy welcomed any ideas to update the calendar with new / revised items.
 - D. **Roads & Landscaping.** Larry provided some options for painting / refreshing the signs and mailboxes. The last time the signs were updated was around 2006. Some of the posts are out of the ground, and paint is chipping off. The board agreed to discuss at the next meeting. Larry also did an inventory of all the 128 mailboxes in the neighborhood. The board discussed options for mailbox lettering updates, and for including an article in the newsletter

inviting comment on mailbox updates. The plan is that the roads will be swept in April and sealed in May.

- E. **Architecture.** Ms. Gervickas attended the meeting to discuss adding a gazebo like structure in her back yard to be used as a pet enclosure for her dogs. She is in the preliminary stages of planning for this enclosure so the board advised her to complete the Architectural Review Request form and to include drawings and photos of the proposed improvement. Since the structure will be visible to her neighbor, the board also cautioned that the neighbor's approval would be important. Further, the improvement should match in architectural materials similar to the existing structure. Paul will send Ms. Gervickas the request form. No other updates from Kevin were available. Paul also discussed one owner with an earth-tone paint request.
- F. **Registrar.** Diane reported that there are no pending houses for sale, but that there is a potential sale coming up.
- G. **Treasurer.** Joyce reported that the Storage Unit, PO Box, and church donation all paid online. The account was frozen due to OFAC verifications but it is now unfrozen. Joyce indicated that insurance was paid in October. There was a question from Sherri on whether the insurance includes D&O coverage for the board but no confirmation was available at the meeting.

5. Old Business.

- A. 2019 Fiscal Year End Report and budget. For the proposed budget the fees will now be called Disclosure Fees. There will be a budget amount for signs and posts of \$1500. For taxes the board will budget \$500. Pat agreed to look into the thresholds for issuing 1099s. No motions were made.
- B. Board Books. Sherri handed out the board books and went through the outline.

6. New Business.

- A. Short Term Rentals – the board discussed that the CC&Rs permit only a single family residence and that violations may result in the association imposing a fine. The board discussed that the fee schedule still needs updated with current statutory references. There board was informed that there was an error in the previous meeting discussion in so much as the Laman property is not being used as a short-term rental. The minutes will reflect this correction.
- B. Pet enclosures -discussed above
- C. Dog walker groups in neighborhood – the board discussed that the neighborhood has private roads and that owners should inform these groups that the streets are private.
- D. Paint color request – discussed above

- E. Fee Schedule – the fee schedule needs updating, or if not updated, at least retyped with updated statutory references.
- F. Other Business / Concerns / Announcements.

8. **Next Meeting.** The next Board meeting is to be held on April 6, 2020 at 7 pm.

9. **Adjournment.** The meeting was adjourned at 9:16 pm.

Submitted on behalf of the board,

Sherri Durand

Sherri Durand

Vice President and Secretary



Catalina Foothills Estates No. 9
REGISTRAR'S REPORT
March 2, 2020
Diane L Frank, Registrar

Active, Pending, and Contingent Listings:

Recently Closed (Since last report)

Rentals: 2

Lot 53 6814 N Solaz Cuarto	Owners: Matthew / Margarette O'Brien Tenants: Mark /Jackie Winkler	Nordstrom Group Gina Palmer gpalmer@nordstromgroup.com 299-5850; 299-3538 (f)
Lot 25 6990 N Solaz Segundo	Owner: Huatung "Tim" Wang Tenant Jonathan Wang (Son)	

Other:

Real Estate Activity since November 5, 2019:

Properties Closed:	0
Properties Currently for Sale//Pending/in Escrow:	0
Rental Properties in CAT 9:(active) Lots 53,25	2

Other:

4 Short Term Vacation Rental properties have been notified that these are a violation of the CC&Rs.

2019 BUDGET & FINANCIAL REPORT

CATALINA FOOTHILLS ESTATES NO. 9			
PROPOSED Vs. ACTUAL BUDGET			
2/1/2019 - 01/31/2020			Jan-20
Income Category	Planned Income	Actual Income	Notes
Annual Dues - 2019	\$13,000.00	\$12,800.00	*1 owner paid \$95 (Lot #36), Lot #13 - check not received.
Late Fees	\$0.00	\$540.00	
Transfer Fees*	\$500.00	\$720.00	Lot #60, 14, 24, 55, 87, 33
Bank Interest**	\$25.00	\$21.31	
Other	\$0.00		
Total Income	\$13,525.00	\$14,081.31	
Expense Category	Planned Expense	Actual Expense	Balance
Taxes	\$100.00	\$12.00	\$88.00
Transfer to RMR	\$5,200.00		\$5,200.00
Landscaping			\$0.00
Road Sweeping	\$4,500.00	\$4,500.00	\$0.00
Insurance	\$1,800.00	\$880.50	\$919.50
Professional fees	\$300.00		\$300.00
Rent (Storage Unit)	\$850.00	\$793.90	\$56.10
Office Supplies	\$100.00	\$90.00	\$10.00
Postage	\$100.00	\$77.00	\$23.00
Printing	\$125.00		\$125.00
Registrar Fees*	\$500.00	\$720.00	\$(220.00)
Website	\$100.00	\$59.88	\$40.12
Miscellaneous	\$150.00		\$150.00
Total Expenses	\$13,825.00	\$7,133.28	\$6,691.72
*Registrar fees paid from Transfer fees received.			
**Bank interest not included in budgeted expenses			
FUNDS ALLOCATION			
GENERAL FUND	21,130.85		
ROAD MAINTENANCE RESERVE	71,149.77		
TOTAL CASH IN BANK	92,280.62		

CATALINA FOOTHILLS ESTATES #9 HOMEOWNERS ASSOCIATION P.O. Box #36225, Tucson, AZ 85740				
FINANCIAL REPORT FOR JANUARY 31, 2020				
EQUITY POSITION		CHECKING 1139	SAVINGS 1269	TOTAL
AS OF 12/31/18		\$ 13,865.39	\$ 71,126.65	\$ 84,992.04
AS OF 1/31/19		\$ 13,831.48	\$ 71,128.46	\$ 84,959.94
AS OF 2/28/2019		\$ 21,702.48	\$ 71,130.10	\$ 92,832.58
AS OF 3/31/2019		\$ 24,796.70	\$ 71,131.91	\$ 95,928.61
AS OF 4/30/2019		\$ 25,324.14	\$ 71,133.66	\$ 96,457.80
AS OF 5/31/2019		\$ 25,119.25	\$ 71,135.47	\$ 96,254.72
AS OF 8/31/2019		\$ 23,875.01	\$ 71,140.84	\$ 95,015.85
AS OF 9/30/2019		\$ 23,760.62	\$ 71,142.59	\$ 94,903.21
AS OF 10/31/2019		\$ 22,105.55	\$ 71,144.40	\$ 93,249.95
AS OF 11/29/2019		\$ 21,651.16	\$ 71,146.15	\$ 92,797.31
AS OF 12/31/2019		\$ 21,196.77	\$ 71,147.96	\$ 92,344.73
AS OF 01/31/2020		\$ 21,130.85	\$ 71,149.77	\$ 92,280.62
INCOME				
	ANNUAL DUES		\$ 400.00	
	INTEREST		\$ 1.81	
		<i>SubTotal</i>	\$ 401.81	
EXPENDITURES				
	LANDSCAPE/ROADS	\$375/month	\$ 375.00	
	STORAGE RENT		\$ 79.39	
	PIMA COUNTY TAX PAYMENT		\$ 11.53	
		<i>SubTotal</i>	\$ 465.92	
BALANCE SHEET				
ASSETS				
	Cash and Bank Accounts			
	Checking at Bank of America		\$ 21,130.85	
	Savings at Bank of America		\$ 71,149.77	
	<i>TOTAL Cash and Bank Accounts</i>		\$ 92,280.62	
	Other Assets			
	Mail Box posts - 4		\$ 200.00	
	Recycling Bins - 2			
	Trash Cans - 12	\$50/each	\$ 600.00	
		<i>TOTAL Other Assets</i>	\$ 800.00	
		TOTAL ASSETS	\$ 93,080.62	
LIABILITIES				
	[None]		\$ -	
		TOTAL LIABILITIES	\$ -	
	TOTAL LIABILITIES & EQUITY		\$ 93,080.62	
Monthly pmt auto-pay: \$375/month – increase \$25/month in 2020. Pay 1 st of ea. Month before work is done.				

2020 BUDGET & FINANCIAL REPORT

CATALINA FOOTHILLS ESTATES NO. 9			
PROPOSED PLAN VS. ACTUAL BUDGET			
2/1/2020 - 1/31/2021		2/29/20	
Income Category	Planned Income	Actual Income	
Annual Dues - 2020	\$13,000.00	\$9,900.00	
Late Fees	\$0.00	\$30.00	
Transfer Fees*	\$720.00		
Bank Interest**	\$25.00	\$1.81	
Other	\$0.00		
	\$0.00		
	\$0.00		
Total Income	\$13,745.00	\$9,931.81	
Expense Category	Planned Expense	Actual Expense	Balance
Taxes	\$500.00		\$500.00
Transfer to RMR	\$5,200.00		\$5,200.00
Road Sweeping	\$4,800.00	\$400.00	\$4,400.00
Insurance	\$1,800.00		\$1,800.00
Professional fees	\$300.00		\$300.00
Rent (Storage Unit)	\$1,000.00	\$51.50	\$948.50
Office Supplies	\$100.00		\$100.00
Postage	\$250.00	\$168.00	\$82.00
Printing	\$130.00		\$130.00
Registrar Fees*	\$720.00		\$720.00
Website	\$100.00		\$100.00
Miscellaneous	\$100.00	\$51.00	\$49.00
Total Expenses	\$15,200.00	\$670.50	\$14,529.50

*Registrar fees paid from Transfer fees received.
**Bank interest not included in budgeted expenses

FUNDS ALLOCATION			
GENERAL FUND	29,961.96	Checking	
ROAD MAINTENANCE RESERVE	71,151.46	Savings	
TOTAL CASH IN BANK	101,113.42		

CATALINA FOOTHILLS ESTATES #9				
HOMEOWNERS ASSOCIATION		P.O. Box #36225, Tucson, AZ 85740		
FINANCIAL REPORT FOR: FEBRUARY 29, 2020				
EQUITY POSITION		CHECKING 1139	SAVINGS 1269	TOTAL
AS OF 1/31/19		\$ 13,831.48	\$ 71,128.46	\$ 84,959.94
AS OF 2/28/2019		\$ 21,702.48	\$ 71,130.10	\$ 92,832.58
AS OF 3/31/2019		\$ 24,796.70	\$ 71,131.91	\$ 95,928.61
AS OF 4/30/2019		\$ 25,324.14	\$ 71,133.66	\$ 96,457.80
AS OF 5/31/2019		\$ 25,119.25	\$ 71,135.47	\$ 96,254.72
AS OF 8/31/2019		\$ 23,875.01	\$ 71,140.84	\$ 95,015.85
AS OF 9/30/2019		\$ 23,760.62	\$ 71,142.59	\$ 94,903.21
AS OF 10/31/2019		\$ 22,105.55	\$ 71,144.40	\$ 93,249.95
AS OF 11/29/2019		\$ 21,651.16	\$ 71,146.15	\$ 92,797.31
AS OF 12/31/2019		\$ 21,196.77	\$ 71,147.96	\$ 92,344.73
AS OF 01/31/2020		\$ 21,130.85	\$ 71,149.77	\$ 92,280.62
AS OF 02/29/2020		\$ 29,961.96	\$ 71,151.46	\$ 101,113.42

INCOME					
	ANNUAL DUES			\$	9,530.00
	INTEREST			\$	1.69
				<i>SubTotal</i>	\$ 9,531.69

EXPENDITURES				
	LANDSCAPE/ROADS	\$400/Month	\$	400.00
	STORAGE RENT		\$	79.39
	PIMA COUNTY TAX PAYMENT		\$	11.53
	USPS P.O.Box	Annual rental	\$	168.00
	Catalina Foothill Church (HOA Meeting Room)		\$	51.50
			<i>SubTotal</i>	\$ 710.42

BALANCE SHEET					
ASSETS					
		Cash and Bank Accounts			
		Checking at Bank of America		\$	29,961.96
		Savings at Bank of America		\$	71,151.46
		<i>TOTAL Cash and Bank Accounts</i>		\$	101,113.42
		Other Assets			
		Mail Box posts - 4		\$	200.00
		Recycling Bins - 2			
		Trash Cans - 12	\$50/each	\$	600.00
		<i>TOTAL Other Assets</i>		\$	800.00
		TOTAL ASSETS		\$	101,913.42
		LIABILITIES			
		[None]			
		TOTAL LIABILITIES			
		\$			
		TOTAL LIABILITIES & EQUITY			
		\$			

Note: Monthly pmt auto-pay: \$400/month. Pay 1st of ea. Month before work is done.

MINUTES

Catalina Foothills Estates No. 9 Association
DIRECTORS MEETING

Catalina Foothills Church classroom area
2150 E. Orange Grove Road, Tucson, AZ
Cat9.org

Meeting Date: April 6, 2020

Directors Present: Tung Bui, Sherri Durand, Teri Ellen, Diane Frank, Pat Griffin, Larry Ivy, Nancy Kay, Paul Schwartz, Joyce Su

Directors Absent: none

Guests present: none

1. **Covid-19 Meeting Accommodations:** The board agreed to hold meetings telephonically until further notice. The board agreed that video would not be needed due to security issues.
2. **Call to Order:** The President, Pat Griffin, called the meeting to order at 7:15 pm.
3. **Minutes:** The board approved the minutes from March 2, 2020.
4. **Reports.**
 - A. **Treasurer.** Joyce distributed the financial reports for March and the revised 2020 budget. She received assessment fees from 98 owners. There are approximately 30 owners who have not paid the annual assessment and who risk lien assessments. Joyce will check with Richard to make sure email addresses are correct. Total for checking is approximately \$24,000. Joyce also sent a correction to the February report for planned vs. actual income. The church donation entry on the budget includes refreshments for the annual meeting. Sherri questioned why expenses exceed income on the 2020 budget. Pat stated that it could be due to the timing in the budget period vs calendar year. A motion was made to approve the 2020 budget during the Treasurer's report, and the board approved.
 - B. **Neighborhood Watch.** Tung encouraged everyone to stay home during the pandemic. He also suggested that owner's park their cars in their garages to prevent break-ins.

- C. **Roads & Landscaping.** Larry met with Jose to go over assigned tasks and sealing dates. On Tucson Asphalt he will firm up May sealing dates. On the street signs, Larry got a bid for \$70 for the Circulo Solaz sign. For mailboxes, the USPS will be inventorying mailboxes for identification and clean up in May. Larry confirmed that the roads deep clean is taking place in April.
- D. **Architecture.** Architectural review request letters were sent to Green and Gervickas. Paul received no responses. Paul will follow up with Kevin. Kevin is not responding to Paul's calls and is not following up with these inspection requests. Although under "New Business," Paul made a motion to approve Diane Frank's request for driveway renovation review and the board had no objections.
- E. **Registrar.** There is one home currently listed for sale by Charles Hsu. See Registrar report below.
- F. **Calendar.** Nancy read the calendar and reminded the board that notices should be sent for delinquent owner assessment with an additional \$15 late fee.
- G. **Newsletter.** Teri briefed the board on the proposed articles for the next issue planned for publishing in June.

5. **Owner Concerns.** There was a question about a back-up plan for trash services. Pat indicated that the trash service is also developing a contingency plan. Pat indicated that overall the trash services have been more than satisfactory, and that the incident early this year was an isolated event and the first issue in over 20 years.

6. **Old Business.**

- A. Mailbox updates proposal - Larry and Pat to write an article for the newsletter.
- B. Sign proposal – The board approved the \$70 budget proposal from Larry for repairs to the Circulo Solaz sign.
- C. Short term rentals – Tung sent compliance letters, talked with one owner, but has not received any other responses from owners. The board will determine how to fine these owners if short term rentals continue.
- D. Fee Schedule - Pat said there were no updates to add and skipped this topic for discussion.

7. New Business.

- A. Next steps for delinquent owners – Joyce will send delinquent notices.
- B. Paving Avenida de Posada – Pat sent an email to one owner but has not heard back. Pat will follow-up on contributions from these owners towards paving.
- C. Driveway Proposal – voted on during Architectural Report section.
- D. Meeting Protocols proposal – To improve the board governance process, and given the number of new board members, Sherri drafted meeting protocols for consideration and discussion. These protocols are intended to address owner attendance at meetings, agenda requirements, board member discussions, and “New Business” voting. The agenda has sections for “Reports”, “Old Business” and “New Business”. Nevertheless, Pat or a board member will repeatedly call for a vote on “New Business” items during the “Reports” section causing confusion. Overall, Pat and Diane voiced the most resistance to the written protocols proposal and stated that the board should be able to approve new business proposals during “Reports” even though we have a “New Business” section in the agenda. Some other minor comments and wordsmithing were mentioned. Sherri indicated that she will revise and re-submit for consideration so that there is some baseline agreement on board member conduct and voting during the board meetings.

8. Next Meeting. The next Board meeting is to be held on May 4, 2020 at 7 pm.

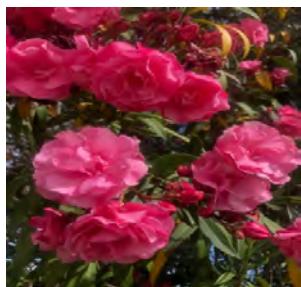
9. Adjournment. The meeting was adjourned at 9:15 pm.

Submitted on behalf of the board,

Sherri Durand

Sherri Durand

Vice President and Secretary



Catalina Foothills Estates No. 9
REGISTRAR'S REPORT
April 6, 2020
Diane L Frank, Registrar

Active, Pending, and Contingent Listings:

Lot 35 6992 N Solaz Tercero
Asking: \$700,000

Owner: Charles Hsu

Home Smart Advantage Group
Michael Oaks
MLS: 22008307
520-447-0995
mdoaks@gmail.com
www.michaeloaks.com

Lot 112 6560 N Altos Tercero
Pending Listing

Owner: Sylvia Staub

Long Realty
Lori Mares
Lmares@longrealty.com
Direct – 520-918-5508
Mobile – 520-400-4802

Recently Closed (Since last report)

Rentals: 2

Lot 53 6814 N Solaz Cuarto

Owners: Matthew / Margarette O'Brien
Tenants: Mark / Jackie Winkler

Nordstrom Group
Gina Palmer
gpalmer@nordstromgroup.com
299-5850; 299-3538 (f)

Lot 25 6990 N Solaz Segundo

Owner: Huatung "Tim" Wang
Tenant Jonathan Wang (Son)

Other:

Real Estate Activity since November 5, 2019:

Properties Closed:	0
Properties Currently for Sale/Pending/in Escrow:	2 (Lot 35, 112)
Rental Properties in CAT 9:(active) Lots 53,25	2

MINUTES

Catalina Foothills Estates No. 9 Association DIRECTORS MEETING

Catalina Foothills Church classroom area
2150 E. Orange Grove Road, Tucson, AZ
Cat9.org

Meeting Date: May 4, 2020

Directors Present: Tung Bui, Sherri Durand, Teri Ellen, Diane Frank, Pat Griffin, Larry Ivy, Nancy Kay, Paul Schwartz, Joyce Su

Directors Absent: none

Guests present: none

1. **Call to Order:** The President, Pat Griffin, called the meeting to order at 7:05 pm.

2. **Minutes:** The board approved the minutes from April 6, 2020.

3. **Owner Concerns:** No owner concerns were voiced.

4. **Reports and Action Items:**

A. **Roads & Landscaping.** Larry addressed the growth alongside the streets and need to mow and trim so that sealing could take place. Larry will follow-up and may consider a different contractor for the work. Mailbox improvements week is May 21-27th as designated as US Postal Service. Larry toured all the roads with Tucson Asphalt to determine schedule – June 22-29th. Larry also mentioned holes being cut in the payment from Cox and Southwest gas and expressed concern at the uneven repair work. Larry wrote a letter to the owners to be emailed to the owners offering an opportunity for owners to have mailboxes and poles to be painted, along with mailbox numbers.

B. **Architecture.** Paul has not heard from Gervickas or Green on their project status. He also got a request from an owner to have solar panels on the roof. Pat mentioned that the board has not charged a review fee with Kevin Paulus in the past for solar panel requests. The Board will request that the owner submit a form a review request form with a drawing of the panels. Owners who have made other improvements in the past without board approval may also receive compliance letters.

- C. **Treasurer.** Joyce provided the April financial report. There are 10 owners who are delinquent on payment of the 2020 assessment. Delinquent owners will receive a notice via mail and the board may pursue other enforcement actions. See Treasurer's report.
- D. **Newsletter.** Teri talked about the articles going in the newsletter. There are some interesting topics related to the neighborhood. The newsletter will be distributed to owners via email.
- E. **Neighborhood Watch & Compliance.** Tung has not received any crime reports this month. Tung recommends retrieving mail as soon as possible to avoid opportunities for overnight theft.
- F. **Registrar.** There are currently two homes listed. See Registrar Report.
- G. **Calendar.** Nancy read the calendar. Pat will file a corrected annual report form for the association.

5. **Old Business.**

- A. Re-assignment of Fee Schedule project to sub-team – Sherri and Teri will work on revamping to the fee schedule and will provide redline to the board in the fall.
- B. Short- term rentals – the board agreed to send follow-up letters to the owners with short term rentals and to include an article in the newsletter.

6. **New Business.**

- A. Street Signs Proposal – Larry obtained a proposal for \$3350. There was discussion about the two bids that Larry obtained, and the importance of keeping brush from around the mailboxes for the safety of residents and postal workers. Nancy made the motion to approve Larry's proposal, Paul seconded. The proposal passed.

8. **Next Meeting.** The next Board meeting is to be held on June 1, 2020 at 7 pm.

9. **Adjournment.** The meeting was adjourned at 9:15 pm.

Submitted on behalf of the board,

Sherri Durand

Sherri Durand

Vice President and Secretary



TREASURER REPORT AS OF APRIL 30, 2020

CATALINA FOOTHILLS ESTATES NO. 9			
PROPOSED PLAN VS. ACTUAL BUDGET			
2/1/2020 - 1/31/2021		April 30, 2020	
Income Category	Planned Income	Actual Income	Notes
Annual Dues - 2020	\$13,000.00	\$10,400.00	5/1/20: deposited 14 checks ***
Late Fees	\$0.00	\$135.00	
Disclosure (Transfer) Fees*	\$720.00		
Bank Interest**	\$25.00	\$1.69	
Other	\$0.00	\$60.00	Mail Post
Total Income	\$13,745.00	\$10,596.69	
Expense Category	Planned Expense	Actual Expense	Balance
Taxes + Preparation	\$500.00		\$500.00
Road Sweeping (Landscaper)	\$4,800.00	\$1,270.00	\$3,530.00
HOA Insurance	\$1,800.00	\$880.50	\$919.50
Professional fees	\$300.00		\$300.00
Rent (Storage Unit)	\$1,000.00	\$238.17	\$761.83
HOA Meeting Room	\$200.00	\$51.50	\$148.50
Office Supplies	\$100.00		\$100.00
Postage (PO Box rental)	\$250.00	\$168.00	\$82.00
Printing	\$130.00		\$130.00
Registrar Disclosure (Transfer) Fees*	\$720.00		\$720.00
Website	\$100.00		\$100.00
Maintenance (signs/posts)	\$1,500.00		\$1,500.00
Miscellaneous	\$100.00	\$51.00	\$49.00
Total Expenses	\$11,500.00	\$2,659.17	\$8,840.83
Transfer to Road Maintenance Repair (Savings)	\$5,200.00	\$5,200.00	\$0.00
			3/2/2020 for 2019 FY
*Registrar fees paid from Transfer fees received.			
**Bank interest not included in budgeted expenses			
*** Outstanding annual dues: Lot # 4, 17, 36, 48, 61, 77, 90, 91, 103, 108 (some owners did not pay late fees)			
FUNDS ALLOCATION			
GENERAL FUND	23,927.69	Checking	
ROAD MAINTENANCE RESERVE	76,355.27	Savings	
TOTAL CASH IN BANK	100,282.96		

CATALINA FOOTHILLS ESTATES #9				
HOMEOWNERS ASSOCIATION		P.O. Box #36225, Tucson, AZ 85740		
FINANCIAL REPORT FOR:		April 30, 2020		
EQUITY POSITION		CHECKING 1139	SAVINGS 1269	TOTAL
AS OF 3/31/2019		\$ 24,796.70	\$ 71,131.91	\$ 95,928.61
AS OF 4/30/2019		\$ 25,324.14	\$ 71,133.66	\$ 96,457.80
AS OF 5/31/2019		\$ 25,119.25	\$ 71,135.47	\$ 96,254.72
AS OF 8/31/2019		\$ 23,875.01	\$ 71,140.84	\$ 95,015.85
AS OF 9/30/2019		\$ 23,760.62	\$ 71,142.59	\$ 94,903.21
AS OF 10/31/2019		\$ 22,105.55	\$ 71,144.40	\$ 93,249.95
AS OF 11/29/2019		\$ 21,651.16	\$ 71,146.15	\$ 92,797.31
AS OF 12/31/2019		\$ 21,196.77	\$ 71,147.96	\$ 92,344.73
AS OF 01/31/2020		\$ 21,130.85	\$ 71,149.77	\$ 92,280.62
AS OF 02/29/2020		\$ 30,581.46	\$ 71,151.46	\$ 101,732.92
AS OF 03/31/2020		\$ 24,562.58	\$ 76,353.39	\$ 100,915.97
AS OF 04/30/2020		\$ 23,927.69	\$ 76,355.27	\$ 100,282.96
INCOME				
	ANNUAL DUES			\$ 735.00
	Mail box post (lot 16)			\$ 60.00
	INTEREST			\$ 1.88
			SubTotal	\$ 796.88
EXPENDITURES				
	Storage Unit Rental	StorQuest	\$ 79.39	
	LANDSCAPE/ROADS	\$400/Month (Apr)	\$ 400.00	
	HOA Insurance (semi-annual)	Farmers Insurance	\$ 880.50	
	Javier Martinez (landscaper)		\$ 70.00	
			SubTotal	\$ 1,429.89
BALANCE SHEET				
ASSETS				
	Cash and Bank Accounts			
	Checking at Bank of America		\$ 23,927.69	
	Savings at Bank of America		\$ 76,355.27	
	TOTAL Cash and Bank Accounts		\$ 100,282.96	
	<i>Note: 3/3/2020 transfer \$5200 from Chk to Sav</i>			
	Other Assets			
	Mail Box posts - 3		\$ 150.00	
	Recycling Bins - 2			
	Trash Cans - 12	\$50/each	\$ 600.00	
		TOTAL Other Assets	\$ 750.00	
			TOTAL ASSETS	\$ 101,032.96
LIABILITIES	[None]		\$ -	
			TOTAL LIABILITIES	\$ -
			TOTAL LIABILITIES & EQUITY	\$ 101,032.96
	<i>Note: Monthly pmt auto-pay: \$400/month. Pay 1st of ea. Month before work is done.</i>			

**Catalina Foothills Estates No. 9
REGISTRAR'S REPORT
May 4, 2020
Diane L Frank, Registrar**

Active, Pending, and Contingent Listings:

Lot 35 6992 N Solaz Tercero
Asking: \$675,000

Owner: Charles Hsu

**Home Smart Advantage Group
Michael Oaks
MLS: 22008307
520-447-0995
mdoaks@gmail.com
www.michaeloaks.com**

Lot 112 6560 N Altos Tercero
Asking: \$635,000
Projected closing: 6/15/2020

**Owner: Sylvia Staub
Buyer: Marcy Maler**

**Tile Security Agency
520-885-1600
Escrow # 600-166149-GEC
Gretchen Cochran, Escrow Officer
Cathy Graham, contact person**

520-885-1600

Recently Closed (Since last report)

Rentals: 2

Lot 53 6814 N Solaz Cuarto

**Owners: Matthew / Margarette O'Brien
Tenants: Mark / Jackie Winkler**

**Nordstrom Group
Gina Palmer
gpalmer@nordstromgroup.com
299-5850; 299-3538 (f)**

Lot 25 6990 N Solaz Segundo

**Owner: Huang "Tim" Wang
Tenant Jonathan Wang (Son)**

Other:

Real Estate Activity since November 5, 2019:

Properties Closed:	0
Properties Currently for Sale//Pending/in Escrow:	2 (Lot 35, 112)
Rental Properties in CAT 9:(active) Lots 53,25	2

MINUTES

Catalina Foothills Estates No. 9 Association

BOARD OF DIRECTORS MEETING

Held telephonically

Cat9.org

Meeting Date: June 1, 2020

Directors Present: Tung Bui, Sherri Durand, Teri Ellen, Diane Frank, Pat Griffin, Larry Ivy, Nancy Kay, Paul Schwartz, Joyce Su

Directors Absent: none

Guests present: Valerie Gervickas, Dray Sterling

1. **Call to Order:** The President, Pat Griffin, called the meeting to order at 7:10 pm.

2. **Minutes:** The board approved the minutes from May 4, 2020.

3. **Owner Concerns:** No owner concerns were voiced.

4. **Reports and Action Items:**

A. **Roads & Landscaping.** Larry reported that 42 owners participated in mailbox improvement week and 26 owners repainted mailboxes. This is about a 35% participation rate. Road sealing is set for June 22 -27. Street sign stencils are ready and street sign painting will be completed this week. The board complimented Larry on this effort to ensure consistency throughout our neighborhood with these much needed and attractive improvements.

B. **Architecture.** Paul confirmed that the board received a written request for review for the Lot 17 shade structure.

- Sherri reported that as part of the board's review process, the board's inspecting architect requests that owners submit a site plan. Once received, the next step would be to coordinate a property inspection with the board's architect. After property inspection, the board would consider the proposal for approval or rejection.

- Valerie questioned the process. Paul reiterated that additional information would be necessary to understand the heights, setbacks, and whether the improvements comply with the neighborhood CC&Rs.
- Dianne reaffirmed that owners submitting requests should provide accurate examples of the project materials and designs.
- Pat confirmed that once the board has the site plan and the owner has coordinated a property inspection with board's architect, the board can take action at a regular meeting or special meeting.
- Larry reminded the board that per the CC&Rs, the board has a duty to consider input from neighboring properties. Larry also reminded the board of his continuing concern with the three trees that Valerie removed last year, even though the agenda and board minutes show "Removal of tree approved" (Minutes from May 6, 2019). Larry re-emphasized that any potential board approval should include a condition for revegetation. Pat agreed that the board could require additional vegetation to block the view of this shade structure gazebo from neighboring properties. The board will take additional action once the board's architect makes the property inspection.

C. **Treasurer.** Joyce provided the May financial report. Eleven lots have paid late fees totaling \$300. The association has collected assessments from all but 3 owners for a total in checking of \$24,364.45 and total currently in savings of \$76,357.21. During May the association had stencil expenses of \$354, additional landscaping clean-up of \$200, and mailbox number expenses of \$229. Joyce added that sending assessment invoices via email was for the most part effective; however, she suggested that a hard copy mailing next year might provide more timely compliance and payment. Delinquent owners will receive a notice via mail, and for these owners the board may pursue other legal and enforcement actions. See Treasurer's report.

D. **Newsletter.** Teri talked about some technical edits to ensure consistency and readability. The June newsletter is being finalized and the Board encourages all owners and residents to read the new articles on the CAT9.org website. The June issue includes a *neighbor spotlight; common FAQs about paint colors, exterior improvements, and short-term rental; and suggestions for pack rats*. The newsletter will be distributed to owners via email. In preparing for the next newsletter, Teri will have an article about the road improvements and trash service. She will also be including information about the upcoming annual meeting and election in November.

E. **Neighborhood Watch & Compliance.** In terms of crime, Tung has not received any reports for our community. He did have a report of a break in about two neighborhoods away (bike stolen). Tung also discussed the information gathered on Lot 43 and Lot 49 driveway changes as requested by the board. Nancy commented that it would be helpful if owners at least requested board review to ensure CC&R compliance, such as for a new rock wall. Pat confirmed that the board can retroactively approve an already as-built improvement, or negotiate corrective actions to an as-built improvement to ensure CC&R compliance for a sale. Pat commented that in some cases failure to request board approval can result in the board filing a report with the title company for a restrictive covenant violation. Pat suggested polling the owners for additional input on reviewing driveway renovations and board treatment of completed improvements. Regarding short term rental compliance, Tung reviewed the different websites and is gathering information as to which lots have short term rentals.

F. **Registrar.** There are currently two homes listed for sale and one additional house for rent. See Registrar Report.

G. **Calendar.** Nancy read the calendar and discussed the idea of a nominating committee. Pat indicated that any member of the board can nominate. Per Joyce the calendar should be corrected to state that storage is paid monthly now.

5. Old Business.

A. Fee Schedule – draft coming in September

6. New Business.

A. Dealing with Noisy Neighbors – Sherri shared some comments that she had received, along with her personal experience, of reoccurring animal squeals, loud yelling, and profanities coming from a certain noisy and disruptive neighbor in her cul de sac. Sherri inquired as to whether in the past the board has used the CC&Rs for enforcement of any noise issues or loud behavior. Larry indicated that he has called the emergency 911 number on the noise he has experienced. Nancy indicated that she has also complained to the police in the past for noisy neighbors. No other action was proposed or taken.

7. **Next Meeting.** The next Board meeting is to be held on September 14, 2020 at 7 pm.

8. **Adjournment.** The meeting was adjourned at 9:40 pm.

Submitted on behalf of the board,

Sherri Durand

Sherri Durand

Vice President and Secretary

June 2020



CATALINA FOOTHILLS ESTATES NO. 9	
PROPOSED ANNUAL BUDGET:	
2/1/2020 - 1/31/2021	
Income Category	Planned Income
Annual Dues	\$13,000.00
Late Fees	\$0.00
Disclosure (Transfer) Fees*	\$720.00
Bank Interest**	\$25.00
Other	\$0.00
Total Income	\$13,745.00
Expense Category	Planned Expense
Taxes + Preparation	\$500.00
Road Sweeping	\$4,800.00
Insurance	\$1,800.00
Professional fees	\$300.00
Rent (Storage Unit)	\$1,000.00
HOA Meeting Room	\$200.00
Office Supplies	\$100.00
Postage (PO Box rental)	\$250.00
Printing	\$130.00
Registrar Disclosure Fees*	\$720.00
Website	\$100.00
Maintenance (signs/posts)	\$1,500.00
Miscellaneous	\$100.00
Total Expenses	\$11,500.00
<i>Transfer to RMR</i>	<i>\$5,200.00</i>

*New budget items

CATALINA FOOTHILLS ESTATES NO. 9

PROPOSED PLAN VS. ACTUAL BUDGET

2/1/2020 - 1/31/2021 **May 31, 2020**

Income Category	Planned Income	Actual Income	Notes
Annual Dues - 2020	\$13,000.00	\$11,800.00	5/31/2020: deposited 5 checks ***
Late Fees	\$0.00	\$435.00	
Disclosure (Transfer) Fees*	\$720.00		
Bank Interest**	\$25.00	\$7.44	
Other	\$0.00	\$60.00	Mail Post
Total Income	\$13,745.00	\$12,302.44	

Expense Category	Planned Expense	Actual Expense	Balance
Taxes + Preparation	\$500.00		\$500.00
Road Sweeping (Landscaper)	\$4,800.00	\$1,670.00	\$3,130.00
HOA Insurance	\$1,800.00	\$880.50	\$919.50
Professional fees	\$300.00		\$300.00
Rent (Storage Unit)	\$1,000.00	\$317.56	\$682.44
HOA Meeting Room	\$200.00	\$51.50	\$148.50
Office Supplies	\$100.00		\$100.00
Postage (PO Box rental)	\$250.00	\$168.00	\$82.00
Printing	\$130.00		\$130.00
Registrar Disclosure (Transfer) Fees*	\$720.00		\$720.00
Website	\$100.00		\$100.00
Maintenance (signs/posts)	\$1,500.00	\$783.85	\$716.15
Miscellaneous	\$100.00	\$51.00	\$49.00
Total Expenses	\$11,500.00	\$3,922.41	\$7,577.59
Transfer to Road Maintenance Repair (Savings)	\$5,200.00	\$5,200.00	\$0.00

*Registrar fees paid from Transfer fees received.

**Bank interest not included in budgeted expenses

*** Outstanding annual dues: Lot # 17, 90, 91

 Paid in May 2020 (\$145) Lot # 4, 48, 61, 77, 108

FUNDS ALLOCATION

GENERAL FUND	24,364.45	Checking
ROAD MAINTENANCE RESERVE	76,357.21	Savings
TOTAL CASH IN BANK	100,721.66	

CATALINA FOOTHILLS ESTATES #9 HOMEOWNERS ASSOCIATION P.O. Box #36225, Tucson, AZ 85740 FINANCIAL REPORT FOR: May 31, 2020				
EQUITY POSITION	CHECKING 1139	SAVINGS 1269		TOTAL
AS OF 4/30/2019	\$ 25,324.14	\$ 71,133.66		\$ 96,457.80
AS OF 5/31/2019	\$ 25,119.25	\$ 71,135.47		\$ 96,254.72
AS OF 8/31/2019	\$ 23,875.01	\$ 71,140.84		\$ 95,015.85
AS OF 9/30/2019	\$ 23,760.62	\$ 71,142.59		\$ 94,903.21
AS OF 10/31/2019	\$ 22,105.55	\$ 71,144.40		\$ 93,249.95
AS OF 11/29/2019	\$ 21,651.16	\$ 71,146.15		\$ 92,797.31
AS OF 12/31/2019	\$ 21,196.77	\$ 71,147.96		\$ 92,344.73
AS OF 01/31/2020	\$ 21,130.85	\$ 71,149.77		\$ 92,280.62
AS OF 02/29/2020	\$ 30,581.46	\$ 71,151.46		\$ 101,732.92
AS OF 03/31/2020	\$ 24,562.58	\$ 76,353.39		\$ 100,915.97
AS OF 04/30/2020	\$ 23,927.69	\$ 76,355.27		\$ 100,282.96
AS OF 05/31/2020	\$ 24,364.45	\$ 76,357.21		\$ 100,721.66
 INCOME				
		DESCRIPTION	SOURCE	AMOUNT
ANNUAL DUES		14 LOTS	\$	1,700.00
LATE FEES		11 LOTS	\$	300.00
INTEREST		SAVINGS ACCT	\$	1.94
			<i>Sub Total</i>	\$ 2,001.94
 EXPENDITURES				
Storage Unit Rental		StorQuest	\$	79.39
LANDSCAPE/ROADS		JOSE GONZALES	\$	400.00
Street Sign Stencils		Innovative Signs	\$	354.03
ST SIGN/MAILBOX CLEAN UP		Javier Martinez Landscaper	\$	200.00
Mailbox Numbers		Larry Ivy	\$	229.82
			<i>Sub Total</i>	\$ 1,263.24
 BALANCE SHEET				
ASSETS				
Cash and Bank Accounts				
Checking at Bank of America			\$	24,364.45
Savings at Bank of America			\$	76,357.21
		<i>TOTAL Cash and Bank Accounts</i>	\$	100,721.66
 Other Assets				
Mail Box posts - 3		\$60/each	\$	180.00
Recycling Bins - 2		\$6/each	\$	12.00
Trash Cans - 12		\$50/each	\$	600.00
		<i>TOTAL Other Assets</i>	\$	792.00
			<i>TOTAL ASSETS</i>	\$ 101,513.66
 LIABILITIES				
[None]			\$	-
		<i>TOTAL LIABILITIES</i>	\$	-
		TOTAL LIABILITIES & EQUITY	\$	101,513.66

**Catalina Foothills Estates No. 9
REGISTRAR'S REPORT
June 1, 2020
Diane L Frank, Registrar**

Active, Pending, and Contingent Listings:

Lot 35	6992 N Solaz Tercero Asking: \$645,000	Owner: Charles Hsu	Home Smart Advantage Group Michael Oaks MLS: 22008307 520-447-0995 mdoaks@gmail.com www.michaeloaks.com
Lot 112	6560 N Altos Tercero Asking: \$635,000 Projected closing: 6/15/2020	Owner: Sylvia Staub Buyer: Marcy Maler	Tile Security Agency 520-885-1600 Escrow # 600-166149-GEC Gretchen Cochran, Escrow Officer
Lot 53	6814 N Solaz Cuarto Pending new rental	Owners: Matthew / Margarette O'Brien Tenants:	Nordstrom Group Joanne Ahern, property manager 299-5850 Jhermanordstromgroup.com.
Lot 35	6992 N Solaz Tercero Pending new rental	Owner: Charles Hsu	Blue Fox Properties Sylvia White MLS: 22012531 520-780-7888-106 sylvia@bluefoxproperties.com

Recently Closed (Since last report)

Rentals: 3

Lot 53	6814 N Solaz Cuarto	Owners: Matthew / Margarette O'Brien Tenants: Mark / Jackie Winkler (until May 31)
Lot 25	6990 N Solaz Segundo	Owner: Huatung "Tim" Wang Tenant: Jonathan Wang (Son)
Lot 35	6992 N Solaz Tercero	Owner: Charles Hsu Tenant:

Other:

Real Estate Activity since November 5, 2019:

Properties Closed:	0
Properties Currently for Sale//Pending/in Escrow:	2 (Lot 35, 112)
Rental Properties in CAT 9:(active) Lots 53,25, 35	3 (Lot 53, 25, 35)

MINUTES

Catalina Foothills Estates No. 9 Association

DIRECTORS MEETING

Held telephonically

Cat9.org

Meeting Date: August 24, 2020

Directors Present: Sherri Durand, Teri Ellen, Diane Frank, Pat Griffin, Larry Ivy, Nancy Kay, Paul Schwartz, Joyce Su

Directors Absent: Tung Bui - resigned

Guests present: See attached

1. **Call to Order:** The President, Patrick Griffin, called the meeting to order at 7:15 pm.
2. **Guest speakers.** Sean Myers and Alexander Winters gave an overview of the neighborhood concerns with the Moussa/Burton cluster application pending before the Design Review Committee in Deer Run Ranch. Sean and Alexander are requesting support from any owners or residents who can make an appearance at the November 19, 2020 public meeting. Owner support is needed to address the conditions and recommended remediations to the application to ensure consistency with neighboring communities and the sense of place in the Catalina Foothills. Please contact Sean Myers at 520 425 1676 seandmyers1@gmail.com.
3. **Owner Concerns.** Sherri gave an overview of the procurement process to obtain a new trash service provider. As of August 1, RES terminated collection and Whip N Spur was willing to provide service for the month of August in the interim. The board collected owner inputs on the priorities for trash collection, namely yard waste, cactus and recycling. The board emphasized the objectives of providing consistent and cost-effective trash collection for the entire neighborhood. One owner questioned the requirements for recycling. An owner also questioned whether RES would provide refunds for May – July. Another owner questioned whether hand collection or heavy truck collection are being considered as part of the selection process. Sherri emphasized that the board will be negotiating the contract for the entire neighborhood. Owners desiring trash collection need to use this service provider. Another owner made a comment that a later pick up for trash would be helpful, as well as

backdoor service. Another owner commented that pick up after 7:00 would be better and consistent with the rules for neighboring communities. Regarding cactus, the new provider will accept cactus and prefers that cactus be boxed. One owner also complimented the neighborhood for being organized and tidy when setting out trash for collection. More details to come as available.

4. **Old Business.**

a. Review Architectural Review Requests for:

o **Lot 127** (McElwain Addition) Final Report – Kevin gave the report regarding the preliminary review of this addition as of last year, and indicated that the owner did not contact him to be part of the final review as required by the board's conditions for construction. Kevin's review of the as-built structure showed that the final design does not have a hallway like initially noted on the preliminary design review approval. Kevin also had a concern regarding potential use of a second kitchen. The owner read from the August 2019 report which stated that the structure was in compliance with Pima County requirements. Kevin emphasized that the CC&Rs have more strict requirements than Pima County, and that the approvals are different. Kevin said he approved an attached structure via a hallway and that per the CC&Rs the addition must be connected and attached forming one large structure.

Joyce confirmed the board's receipt of the preliminary plans in February 2019. She confirmed that she has viewed the property and that the addition does not have a hallway but instead a patio with a shade covering in line with the roof of the house. She confirmed that at the May 6, 2019 meeting the board approved the parapet heights. She also confirmed that at her site visit of the property in June 2020 there was a sort of attachment of the house to the addition, although not a roof or a hallway. Kevin reiterated that the CC&Rs require one structure and that the owner should have involved him more in the final design changes, and should have obtained specific approval for the replacement of a hallway with a patio. After this discussion, Nancy made a motion to approve the McElwain structure as built, Joyce seconded the motion. Sherri took a roll call vote – Directors who approved the close-out were Joyce, Nancy, Dianne, Teri, Paul, and Sherri, with varying degrees of concern about this being a one-time exception for not only the two-story structure but also for the extent of the attachment. Directors who opposed the close out were Larry and Pat. Final comments included encouragement for all owners to work more closely with the board's architect during the final construction phase to ensure timely and appropriate closeout in line with the CC&R requirements.

o **Lot 40** (Schwartz Driveway) Preliminary Review. Nancy made a motion that the board approve Paul's driveway review request to replace gravel with pavers. Diane seconded the motion. Paul confirmed that there are no changes to the existing pattern of the driveway and that the stones are similar to those in the neighborhood. No board members were opposed and the request was approved.

o Lot 17 (Gazebo Shade for Pets). Kevin summarized the two proposals. The gazebo is a wood, earth-tone, pre-fabricated design, metal roof structure. No encroachments to setbacks. Pat had a question on the CC&R requirement 4.k that the structure should not be visible from neighboring properties. Pat commented that the board has received complaints regarding visibility, especially in light of the owner's removal last year of three large, mature trees, impact on neighboring lots, and lack of revegetation in that area. Pat added that neighboring owners have requested landscape screening as a condition to the board's approval of the gazebo. Kevin agreed that mitigating landscaping (such as box trees) planted in the fall would be helpful, and that the board could require irrigation and these landscaping improvements in the north and west sections of Lot 17.

Neighboring property owners to the west (Austin) made an appearance and voiced concerns with the prior removal of the large, mature tree which has now opened significant visibility into Lot 17. Pat suggested that as part of this gazebo request, the board could require revegetation and irrigation to the west to improve screening of the gazebo from neighboring properties in compliance with Section 4.k of the CC&Rs. Paul visited the properties impacted and confirmed a reasonable concern with the new visibility into Lot 17 from neighbors. The other neighbor to the north (Ivy) also complained of concerns with visibility of the gazebo and the need for additional landscape screening on the north and west. Pat confirmed that outdoor dog pens are allowed per CC&R Section 4.k., but that they may not be visible from neighboring properties. Ivy proposed a resolution of (in the fall) planting, irrigating and thereafter maintaining additional trees acceptable to neighbors in the 30 foot setback /easement surrounding Lot 17 as a condition to ensuring compliance with CC&R Section 4.k. Pat proposed and Valerie accepted a site visit for the following day with Paul Schwartz. No vote was taken.

3. New Business / Owner Concerns

a. Lot 17 (Patio Remodel) – The board received a review request from the owner for a patio improvement to include a bbq area with forest green canvas awnings on the windows. An existing wall is being removed to allow pool access and pool visibility from the patio area, and will be replaced by a brown iron gated fence. No encroachments. No existing perimeter fence is being changed. Kevin has received the site plan, drawings and has visited the home for this request as required by the board's architectural review process. Paul moved to approve the patio. There was no second. There were no votes against the patio. The patio remodel is approved.

4. Next Meeting. The next Board meeting is to be held on September 14, 2020 at 7 pm.

5. Adjournment. The meeting was adjourned at 9:30 pm.

Submitted on behalf of the board,
Sherri Durand

Sherri Durand
Vice President and Secretary
August 2020



ATTENDEE LIST --- AUGUST 24, 2020

Dray Sterling
Kevin Paulus
Valerie Gervickas
Dr. Austin and Karen Austin
Sean Myers
Alfred Ciasca
Jeffry MacElwain
Robert Heindel
Sidney San Martin
Christy McCoy
Tom Horvath
Alexander Winters
Joyce Leissring
Ruth Feldman
Dave Shawm
Basil and Diana Callimanis
Jessica Toothman
Fred Fiastro
Jessica Andrews

MINUTES

Catalina Foothills Estates No. 9 Association

DIRECTORS MEETING

Held telephonically

Cat9.org

Meeting Date: September 14, 2020

Directors Present: Sherri Durand, Teri Ellen, Diane Frank, Pat Griffin, Larry Ivy, Nancy Kay, Paul Schwartz, Joyce Su

Directors Absent: none

Guests present:

1. **Call to Order:** The President, Patrick Griffin, declared a quorum and called the meeting to order at 7:02 pm.
2. **Approval of Minutes.** Nancy moved to approve the June minutes, Diane seconded the motion, and the minutes were approved. Teri moved to approve the August minutes, Paul seconded the motion, and the minutes were approved.
3. **Owner Concerns:** No owners concerns.

Trash: Pat commented that several neighbors were not adhering to the maximum 2 extra bins of trash per pickup, and the new requirements to flatten cardboard. Larry will follow up with Martinez Landscaping, our new trash collection service provider, to coordinate leaving a written reminder to those owners.

4. **Reports**
 - a. **Roads & Landscaping.** Larry will follow-up with the landscaper to coordinate sweeping of the roads and fall clean-up. If the existing landscaper does not provide more consistent clean-up of the cul-de-sacs and debris, Larry will explore moving these services to a provider who can commit at least 20 hours a week.
 - b. **Architecture.** Paul described his property inspection of the Gervickas property and the board's suggestion that she plant trees to shield the view of the barren area of the lot and view of the animal pen / gazebo. Larry reminded the board that animal pens must not be visible from the neighboring properties. Pat will follow-up to make a second

property inspection to view where proposed trees could be planted to shield neighboring views.

- c. **Treasurer.** Joyce combined the three months of June, July and August on her report. She reported \$21,938.13 in checking and \$41,359.94 in savings. We collected annual dues for \$700 and \$360 of late fees. Expenses included road sealant for \$34,898.87, website domain of \$75, landscaping \$1200 (3 months), \$238.17 for storage unit rental, taxes \$12.28, and bank fee \$35. Joyce received a request for a trash can and Larry offered to use his truck.
- d. **Newsletter.** Teri talked about having a letter from the Pat in the newsletter along with info about the elections. She will also add some updates about the signs and mailboxes. Teri will also include recycling information and meeting dates for 2021.
- e. **Neighborhood Watch.** This position is open. Diane reported that she knew of no additional crime reports. There was discussion on how to get updates to the board for those owners leading neighborhood watch activities.
- f. **Registrar.** Two properties are on the market. One property in escrow – Lot 1 (Varela). Lot 115 (Chan) is also listed for sale. Two properties have closed and we have received disclosure fees for Lot 112 and Lot 35. Diane distributed a new database and advised board members to destroy all old copies.
- g. **Calendar.** Nancy encouraged us to begin planning for the annual meeting, preparing ballots and mailing. The board agreed that the annual meeting would be conducted TELEPHONICALLY and not in person. Nancy suggested a speaker and reminded Joyce to make the Farmers Insurance payment. Real estate taxes are also due along with road sweeping. Insurance has been raised by about \$200. Pat will follow-up on the increase to discuss with Farmers and confirm that we have director's and officer's coverage in our renewal.

3. Old Business

- a. **Trash.** Sherri reported that no material complaints had been received during the interim review period. The board discussed the overall compliance and guidelines for trash with the new trash collection provider. **The board confirmed that the trash collection agreement with Martinez Landscaping provides for assessment of a \$10 LATE FEE PER MONTH for each owner in arrears for the quarter, or CANCELLATION of trash pickup until paid current.** Teri motioned to approve a one-year agreement

with Martinez Landscaping, and Nancy seconded the motion. The motion was passed to allow the trash agreement with Martinez Landscaping for one-year.

- b. **Fee Schedule.** The fee schedule will be attached to the newsletter. The board approved a \$100/week fine for short-term rentals, and clarification that speeding by any owner can result in a \$100 fine.
- c. **Nominations and Elections.** Pat will gather the details for compliance with the open meeting requirements to ensure that ballots can be mailed and received in time to be counted for the November meeting.

4. **Next Meeting.** The next Board meeting is to be held on October 5, 2020 at 7 p.m.

5. **Adjournment.** The meeting was adjourned at 8:45 pm.

Submitted on behalf of the board,

Sherri Durand

Sherri Durand
Vice President and Secretary
September 2020



TREASURER'S REPORT – JUNE, JULY AND AUGUST

CATALINA FOOTHILLS ESTATES NO. 9

PROPOSED ANNUAL BUDGET: 2020

2/1/2020 - 1/31/2021

May 31, 2020

Income Category	Planned Income
Annual Dues	\$13,000.00
Late Fees	\$0.00
Disclosure (Transfer) Fees*	\$720.00
Bank Interest**	\$25.00
Other	\$0.00
Total Income	\$13,745.00
Expense Category	Planned Expense
Taxes + Preparation	\$500.00
Road Sweeping	\$4,800.00
Insurance	\$1,800.00
Professional fees	\$300.00
Rent (Storage Unit)	\$1,000.00
HOA Meeting Room	\$200.00
Office Supplies	\$100.00
Postage (PO Box rental)	\$250.00
Printing	\$130.00
Registrar Disclosure Fees*	\$720.00
Website	\$100.00
Maintenance (signs/posts)	\$1,500.00
Miscellaneous	\$100.00
Total Expenses	\$11,500.00
<i>Transfer to RMR</i>	<i>\$5,200.00</i>

**New budget items*

CATALINA FOOTHILLS ESTATES NO. 9			
PROPOSED PLAN VS. ACTUAL BUDGET			
2/1/2020 - 1/31/2021		June 30, 2020	
Income Category	Planned Income	Actual Income	Notes
Annual Dues - 2020	\$13,000.00	\$12,800.00	5/31/2020: deposited 5 checks ***
Late Fees	\$0.00	\$750.00	
Disclosure (Transfer) Fees*	\$720.00		
Bank Interest**	\$25.00	\$7.44	
Other	\$0.00	\$60.00	Mail Post
Total Income	\$13,745.00	\$13,617.44	
Expense Category	Planned Expense	Actual Expense	Balance
Taxes + Preparation	\$500.00	\$50.00	\$450.00
Road Sweeping (Landscaper)	\$4,800.00	\$2,870.00	\$1,930.00
Road Pavement		\$ 34,898.87	
HOA Insurance	\$1,800.00	\$680.50	\$919.50 (1909 (2020))
Professional fees	\$300.00		\$300.00
Rent (Storage Unit)	\$1,000.00	\$555.73	\$444.27
HOA Meeting Room	\$200.00	\$51.50	\$148.50
Office Supplies	\$100.00		\$100.00
Postage (PO Box rental)	\$250.00	\$168.00	\$82.00
Printing	\$130.00		\$130.00
Registrar Disclosure (Transfer) Fees*	\$720.00	\$144.00	\$576.00
Website	\$100.00	\$75.00	\$25.00
Maintenance (signs/posts)	\$1,500.00	\$783.85	\$716.15
Miscellaneous	\$100.00	\$51.00	\$49.00
Total Expenses	\$11,500.00	\$40,528.45	\$19,028.45
Transfer to Road Maintenance Repair (Savings)	\$5,200.00	\$5,200.00	\$0.00 3/2/2020 for 2019 FY

*Registrar fees paid from Transfer fees received.
**Bank interest not included in budgeted expenses
*** Outstanding annual dues:
Paid after May 2020 Lot # 17, 91
 Lot # 4, 48, 61, 77, 108, 90

FUNDS ALLOCATION		
GENERAL FUND	21,928.13	Checking
ROAD MAINTENANCE RESERVE	41,359.94	Savings
TOTAL CASH IN BANK	63,288.07	

CATALINA FOOTHILLS ESTATES #9

HOMEOWNERS ASSOCIATION P.O. Box #36225, Tucson, AZ 85740

FINANCIAL REPORT FOR: June 30, 2020

EQUITY POSITION	CHECKING 1139	SAVINGS 1269	TOTAL
AS OF 9/30/2019	\$ 23,760.62	\$ 71,142.59	\$ 94,903.21
AS OF 10/31/2019	\$ 22,105.55	\$ 71,144.40	\$ 93,249.95
AS OF 11/29/2019	\$ 21,651.16	\$ 71,146.15	\$ 92,797.31
AS OF 12/31/2019	\$ 21,196.77	\$ 71,147.96	\$ 92,344.73
AS OF 01/31/2020	\$ 21,130.85	\$ 71,149.77	\$ 92,280.62
AS OF 02/29/2020	\$ 30,581.46	\$ 71,151.46	\$ 101,732.92
AS OF 03/31/2020	\$ 24,562.58	\$ 76,353.39	\$ 100,915.97
AS OF 04/30/2020	\$ 23,927.69	\$ 76,355.27	\$ 100,282.96
AS OF 05/31/2020	\$ 24,364.45	\$ 76,357.21	\$ 100,721.66
AS OF 06/30/2020	\$ 22,320.06	\$ 76,359.05	\$ 98,679.11
AS OF 07/31/2020	\$ 21,738.52	\$ 41,359.59	\$ 63,098.11
AS OF 08/30/2020	\$ 21,928.13	\$ 41,359.94	\$ 63,288.07

INCOME	DESCRIPTION	SOURCE	AMOUNT
	ANNUAL DUES	7 lots	\$ 700.00
	LATE FEES		\$ 360.00
	INTEREST	SAVINGS ACCT	\$ 1.94
	Title		144
		<i>Sub Total</i>	\$ 1,061.94

EXPENDITURES			
	Storage Unit Rental	StorQuest	\$ 238.17
	LANDSCAPE/ROADS (x 3 months)	JOSE GONZALES	\$ 1,200.00
	Road Pavement	Tucson Asphalt Construction	\$ 34,898.87
	Web site domain	Richard Bryant	\$ 75.00
	AZ IRS		\$ 50.00
	Pima County Tax		\$ 12.28
	Bank Fee		\$ 35.00
		<i>Sub Total</i>	\$ 36,509.32

BALANCE SHEET			
ASSETS			
Cash and Bank Accounts			
Checking at Bank of America			
Savings at Bank of America			
<i>TOTAL Cash and Bank Accounts</i>			
Other Assets			
Mail Box posts - 3 <i>\$60/each</i>			
Recycling Bins - 2 <i>\$6/each</i>			
Trash Cans - 12 <i>\$50/each</i>			
<i>TOTAL Other Assets</i>			
TOTAL ASSETS			
LIABILITIES			
[None]			
<i>TOTAL LIABILITIES</i>			
TOTAL LIABILITIES & EQUITY			

Catalina Foothills Estates No. 9
REGISTRAR'S REPORT
September 14, 2020
Diane L Frank, Registrar

Active, Pending, and Contingent Listings:

Lot 1 2121 E Calle Los Altos Asking \$575,000	Owners: David/Maria Varela	Tierra Antigua MLS; not listing Gabriela Seward 520-780-8588 gseward@tierraantigua.com
Lot 115 6520 N Altos Tercero. Asking \$535,000	Owner: Johnathan Chan	Long Realty MLS: 22020786 Peter DeLuca 520-918-3725 peterdeluca@realtytucson.com

Properties in Escrow

Lot 1 2121 E. Calle Los Altos Asking: \$575,000 Projected closing: 9/30/20	Owners: David/Maria Varela Byers: Samantha/Kelan Williams	Pioneer Title Phone 520-344-9930 Escrow # 503-226393-SB Escrow Officer: Sandra Bythe sandra.blythe@plaaaz.com
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Recently Closed (Since last report) 2

Lot 112 6560 N Altos Tercero. Copy of deed obtained Disclosure fee \$144 obtained	Buyer: Marcy Maler Seller: Sylvia Staub
Lot 35 6992 N Solaz Tercero. Copy of deed obtained Disclosure fee \$144 obtained	Buyers: James/Jody Ponzo Seller Charles Hsu

Rentals: 2

Lot 53 6814 N Solaz Cuarto	Owners: Matthew / Margarett O'Brien Tenants: William & Megan Diefenbach
Lot 25 6990 N Solaz Segundo	Owner: Huang, "Tim" Wang Tenant Jonathan Wang (Son)

Other:

Real Estate Activity since November 5, 2019:

Properties Closed:	2 (Lot 112, Lot 35)
Properties Currently for Sale//Pending/in Escrow:	2 (Lot 1, 115)
Rental Properties in CAT 9:(active) Lots 53,25,	2 (Lot 53, 25,)

MINUTES

Catalina Foothills Estates No. 9 Association
DIRECTORS MEETING
Held telephonically

Cat9.org

Meeting Date: October 5, 2020

Directors Present: Sherri Durand, Teri Ellen, Diane Frank, Pat Griffin, Larry Ivy, Nancy Kay, Paul Schwartz, Joyce Su

Directors Absent: none

Guests present:

1. **Call to Order:** The President, Patrick Griffin, declared a quorum and called the meeting to order at 7:02 pm.
2. **Approval of Minutes.** Diane noted a couple typos. Nancy moved to approve the minutes, Teri seconded the motion, and the minutes were approved.
3. **Owner Concerns:** Pat started the meeting by indicating that he conducted a site visit of the proposed tree locations on the Gervickas property for the gazebo / animal pen submission tabled from the September meeting. Pat stated that as a condition to the approval, the owner should submit a reduced scale site plan for marking the tree locations upon which all three neighbors can agree. The owner was reluctant to provide a more detailed drawing. Pat explained that the tree planting was required as part of the board approval conditions for the animal pen to prevent visibility from neighboring properties. Discussion was held. Sherri motioned to end discussion. Teri seconded the motion. The review matter was tabled. Pat advised the owner to provide an acceptable drawing of the location of the trees on the lot in order to proceed with the review.
4. **Reports**
 - a. **Roads & Landscaping.** Larry commented that the roads were swept in June and July. Larry asked for the cul de sacs to be cleaned which has still not been completed.
 - b. **Architecture.** See above. Paul had no other updates. Paul has not received any requests this past month.
 - c. **Treasurer.** Currently have \$20,969.35 in checking and \$41,360.28 in savings for a total of \$62,329.63 total. Last month expenses were monthly storage unit \$79 and \$400 for Jose Gonzales landscaping. Joyce is working to get the insurance premium reduced and is obtaining another bid.

- d. **Newsletter.** Teri reported that she would have an article about trash & recycling, board member spotlight and is looking for input on frequently asked questions. Teri will add an article about the neighborhood watch.
- e. **Neighborhood Watch / Compliance.** See above – this position is open.
- f. **Registrar.** Two properties listed for sale. See Registrar's report.
- g. **Calendar.** Nancy reminded the board of the need to send ballots at least 10 days prior to the annual meeting.

5. **Old Business**

- a. **Trash.** Sherri reported that no material complaints had been received. Larry reported that owners appear to be complying more with the yard waste guidelines. Owners are reminded to pay quarterly statements to the new address indicated on the invoice for October, November and December.
- b. **Fee Schedule.** Nancy made the motion to approve the fee schedule and Diane seconded the motion. All board members voted to approve the updated fee schedule. The fee schedule will be posted on the CAT9.org website and attached to the newsletter. See attached.
- c. **Nominations and Elections.** Sherri made a motion to move the board meeting to the second Monday in November due to the pending presidential election. Paul seconded the motion and the board approved to move the meeting to NOVEMBER 9, 2020 at 7 pm. Ballots will be mailed 10 days in advance. Diane, Pat, Sherri, Teri, Larry and Paul were elected last year all agreed to serve their second term. Nancy and Joyce will be on the ballot as up for election in 2020.

6. **New Business**

- a. Possible Landscaping bids – Larry provided the October task list to the landscaper. He may pursue further bids to ensure best value for the neighborhood.

7. **Next Meeting.** The next Board meeting and the ANNUAL MEETING OF THE MEMBERS is to be held on MONDAY NOVEMBER 9, 2020 at 7 p.m.

8. **Adjournment.** The meeting was adjourned at 8:45 pm.

Submitted on behalf of the board,

Sherri Durand
Vice President and Secretary



TREASURER'S REPORT
PROPOSED 2020 BUDGET

CATALINA FOOTHILLS ESTATES NO. 9	
PROPOSED ANNUAL BUDGET: 2020	
2/1/2020 - 1/31/2021	October 5, 2020
Income Category	
Annual Dues	\$13,000.00
Late Fees	\$0.00
Disclosure (Transfer) Fees*	\$720.00
Bank Interest**	\$25.00
Other	\$0.00
Total Income	\$13,745.00
Expense Category	
Taxes + Preparation	\$500.00
Road Sweeping	\$4,800.00
Insurance	\$1,800.00
Professional fees	\$300.00
Rent (Storage Unit)	\$1,000.00
HOA Meeting Room	\$200.00
Office Supplies	\$100.00
Postage (PO Box rental)	\$250.00
Printing	\$130.00
Registrar Disclosure Fees*	\$720.00
Website	\$100.00
Maintenance (signs/posts)	\$1,500.00
Miscellaneous	\$100.00
Total Expenses	\$11,500.00
<i>Transfer to RMR</i>	\$5,200.00

**New budget items*

BUDGET V. ACTUAL

2/1/2020 - 1/31/2021		October 5, 2020							
Income Category	Planned Income	Actual Income	Notes	2020	Annual Fee	Late Fee			
Annual Dues - 2020	\$13,000.00	\$12,800.00	5/31/2020: deposited 5 checks ***	Jan	400				
Late Fees	\$0.00	\$750.00		Feb	9500	30			
Disclosure (Transfer) Fees*	\$720.00			Mar	300				
Bank Interest**	\$25.00	\$7.44		Apr	600	135			
Other	\$0.00	\$60.00	Mail Post	May	1400	300			
Total Income	\$13,745.00	\$13,617.44		June	800	285			
Expense Category	Planned Expense	Actual Expense	Balance	July	100	75			
Taxes + Preparation	\$500.00	\$50.00	\$450.00	Total Paid	12900	825			
Road Sweeping (Landscaper)	\$4,800.00	\$3,270.00	\$1,530.00						
Road Pavement		\$ 34,898.87							
HOA Insurance	\$1,800.00	\$1,909.00	\$(109.00) 1909 (2020)						
Professional Fees	\$300.00		\$300.00						
Rent (Storage Unit)	\$1,000.00	\$635.12	\$364.88						
HOA Meeting Room	\$200.00	\$51.50	\$148.50						
Office Supplies	\$100.00		\$100.00						
Postage (PO Box rental)	\$250.00	\$168.00	\$82.00						
Printing	\$130.00		\$130.00						
Registrar Disclosure (Transfer) Fees*	\$720.00	\$144.00	\$576.00						
Website	\$100.00	\$75.00	\$25.00						
Maintenance (signs/posts)	\$1,500.00	\$783.85	\$716.15						
Miscellaneous	\$100.00	\$51.00	\$49.00						
Total Expenses	\$11,500.00	\$42,036.34	\$(30,536.34)						
Transfer to Road Maintenance Repair (Savings)	\$5,200.00	\$5,200.00	\$0.00	3/2/2020 for 2019 FY					
<small>*Registrar fees paid from Transfer fees received. **Bank interest not included in budgeted expenses</small>									
FUNDS ALLOCATION									
GENERAL FUND	20,969.35	Checking							
ROAD MAINTENANCE RESERVE	41,360.28	Savings							
TOTAL CASH IN BANK	62,329.63								

MONTHLY FINANCE REPORT

CATALINA FOOTHILLS ESTATES #9 HOMEOWNERS ASSOCIATION FINANCIAL REPORT FOR:		P.O. Box #36225, Tucson, AZ 85740 October 5, 2020		
EQUITY POSITION		CHECKING 1139	SAVINGS 1269	TOTAL
AS OF 10/31/2019		\$ 22,105.55	\$ 71,144.40	\$ 93,249.95
AS OF 11/29/2019		\$ 21,651.16	\$ 71,146.15	\$ 92,797.31
AS OF 12/31/2019		\$ 21,196.77	\$ 71,147.96	\$ 92,344.73
AS OF 01/31/2020		\$ 21,130.85	\$ 71,149.77	\$ 92,280.62
AS OF 02/29/2020		\$ 30,581.46	\$ 71,151.46	\$ 101,732.92
AS OF 03/31/2020		\$ 24,562.58	\$ 76,353.39	\$ 100,915.97
AS OF 04/30/2020		\$ 23,927.69	\$ 76,355.27	\$ 100,282.96
AS OF 05/31/2020		\$ 24,364.45	\$ 76,357.21	\$ 100,721.66
AS OF 06/30/2020		\$ 22,320.06	\$ 76,359.05	\$ 98,679.11
AS OF 07/31/2020		\$ 21,738.52	\$ 41,359.59	\$ 63,098.11
AS OF 08/30/2020		\$ 21,928.13	\$ 41,359.94	\$ 63,288.07
AS OF 09/30/2020		\$ 20,969.35	\$ 41,360.28	\$ 62,329.63
INCOME	DESCRIPTION	SOURCE	AMOUNT	
			\$	-
			\$	-
INTEREST		SAVINGS ACCT	\$	1.94
Title				144
		<i>SubTotal</i>	\$	1.94
EXPENDITURES				
	Storage Unit Rental	StorQuest	\$	79.39
	LANDSCAPE/ROADS	JOSE GONZALES	\$	400.00
			<i>SubTotal</i>	\$ 479.39
BALANCE SHEET				
ASSETS				
Cash and Bank Accounts				
	Checking at Bank of America		\$	20,969.35
	Savings at Bank of America		\$	41,360.28
	<i>TOTAL Cash and Bank Accounts</i>		\$	62,329.63
Other Assets				
	Mail Box posts - 3	\$60/each	\$	180.00
	Recycling Bins - 2	\$6/each	\$	12.00
	Trash Cans - 12	\$50/each	\$	600.00
	<i>TOTAL Other Assets</i>		\$	792.00
	<i>TOTAL ASSETS</i>		\$	63,121.63
LIABILITIES	[None]		\$	-
		<i>TOTAL LIABILITIES</i>	\$	-
	TOTAL LIABILITIES & EQUITY		\$	63,121.63

REGISTRAR'S REPORT

Catalina Foothills Estates No. 9
REGISTRAR'S REPORT
October 5, 2020
Diane L Frank, Registrar

Active, Pending, and Contingent Listings:

Lot 115 6520 N Altos ~~Tercero~~
Asking \$535,000

Owner: Johnathan Chan

Long Realty
MLS: 22020786
Peter DeLuca
520-918-3725
peterdeluca@realtytucson.com

Lot 75 6742 N Altos Primero
Asking: \$1,900,000

Owner: Kathleen O'Brien

Coldwell Banker Realty
MLS: 22024495
Tressa Sawyer
520-730-3232
tressa.sawyer@crealty.com

Properties in Escrow

Recently Closed (Since last report)

Lot 1 2121 E. Calle Los Altos
Copy of Deed obtained
Disclosure fee \$144 obtained

Buyers: Samantha/Kelan Williams
Sellers: David/Maria Varela

Rentals: 2

Lot 53 6814 N ~~Solaz~~ Cuarto

Owners: Matthew / Margarette O'Brien

Tenants: William & Megan ~~Diefenbach~~

Lot 25 6990 N ~~Solaz~~ Segundo

Owner: Huatung "Tim" Wang
Tenant Jonathan Wang (Son)

Other:

Real Estate Activity since November 5, 2019:

Properties Closed:	3 (Lot 112, Lot 35, Lot 1)
Properties Currently for Sale/Pending/in Escrow:	2 (Lot 115, 75)
Rental Properties in CAT 9:(active) Lots 53,25,	2 (Lot 53, 25,)

MINUTES

Catalina Foothills Estates No. 9 Association

2020 ANNUAL MEETING

Cat9.org



ANNUAL MEETING OF THE MEMBERS

Meeting Date: **November 9, 2020**

Directors Present: Sherri Durand, Teri Ellen, Diane Frank, Larry Ivy, Nancy Kay, Paul Schwartz, Joyce Su

Directors Absent: none

Guests present: See attached attendance list.

1. Call to Order: Sherri called the meeting to order at 7:02 pm. Sherri explained the meeting protocols and confirmed quorum. Sherri announced that the Board accepted Patrick Griffin's resignation prior to the meeting. Sherri reminded the membership of our mission to maintain the roads, encourage enforcement of CC&Rs, and generally represent the collective interest of the association as set forth in our bylaws and articles. Sherri went over the board's fiduciary duties of independence, impartiality and limits on conflicts of interest.

2. Board News

a. Newsletter – Teri manages the newsletter design, editing and publishing. Teri gave an overview of our newsletter which is published three times a year. The newsletter includes a neighbor spotlight section, frequently asked questions, and highlights news in the neighborhood. Ideas and participation are welcome. The newsletter also includes the neighborhood watch contacts for reporting suspicious activity and safety issues. Anne expressed her appreciation for the newsletter efforts and her gratitude for keeping the newsletter published as a long-standing goal of the board for many years.

b. **Treasurer's Report.** Joyce is our Treasurer and reminded the membership that the annual year begins in February with assessments due February 1 and late by March 1. Owners are encouraged to pay dues on time.

- Joyce went through the different expense categories such as storage, landscaping and insurance. As Treasurer she updates the financial statements monthly.
- Total Cash is \$60,024.98 - \$18,645 in checking and \$41,360.63 in savings. Monthly maintenance and sweeping for roads is \$400 to Jose Gonzales. His contract expires in January and is in review for renewal.
- We pay \$79.39 for storage each month for a total of \$952.68 per year. We have plenty of trash cans in storage so please let Joyce know if you would like to purchase an extra one. We also have three posts in storage. The association does not provide new mailboxes but the standard size is available for owner purchase at Home Depot.

c. **Roads, Landscaping + Trash.** Larry manages the roads and landscaping. This year he led several improvement projects for the neighborhood. Janis thanked Larry for all his efforts to beautify the street signs and commented that the roads look the best they have in over 30 years.

- Resealed roads and completed crack sealing was done on Calle Los Altos for a total expense of \$34,989.47 to Tucson Asphalt - expensed from the roads fund reserve.
- Initiated a repainting and repair of all the private road street signs at a cost of \$783.
- Led the mailbox improvement week initiative. At each owners' expenses, in all 46 owners refreshed their mailbox numbering and 28 owners repainted their posts.
- Coordinated the requirements and service levels for the new trash collection provider and contract.
- Owners commented on the reoccurring issue regarding the associations lack of authority on the sealing Manzanita or Avenida de Posada which are public roads. Fred, Bill, Anne and other owners commented on some of the history and challenges with this existing issue and resources necessary to pursue.

d. **Architecture.** Paul manages the architectural reviews and CC&R concerns for the board.

- Paul reported that we had about a half dozen architectural review requests this year, and that most have been processed and finished.
- This year we also updated the review guidance and developed an intake form so all owners would be treated the same and know what to information to provide. If you plan to do any renovations this year Paul encouraged early review and submission of the intake form.

- Fred mentioned flagpole height compliance to a limitation of 13 feet. Paul agreed that the board would encourage enforcement of the flagpole height limits in the neighborhood. Paul agreed to confirm the violations by visual inspection.

e. **Calendar + Fee Schedule.** The calendar is the board's planning tool to keep track of what is due, when and what has been completed. Nancy repeated her call for help updating the calendar. For this month the primary task for the board is to hold the annual meeting. Regarding the fee schedule, Nancy introduced the new fee schedule and indicated that more enforcement procedures would be developed.

f. **Registrar.** Diane is the contact for realtors and the title agency for copies of our disclosure documents for resales. Diane indicated that according to recent neighborhood estimates home prices in the neighborhood are increasing. Average price per square feet this year of the three homes sold this year is similar to 2015-2018. Three homes sold this year. Two homes are currently for sale. Janis thanked Diane for all her years of service to the board.

g. **Neighborhood Watch.** Tung is the area lead. Tung indicated that the Pima County Sheriff is waiving the neighborhood watch attendance list this year. Owners are encouraged to contact their block leader when there are safety or security concerns in the neighborhood.

3. Owner Concerns.

The board opened the floor for any additional owner concerns.

- Walker safety is a concern. Walkers are encouraged to walk against traffic as it is hard to see walkers on many of the roads during both day and night.
- Another concern was the sign at West Elm La Encantada and brightness in violation of the dark sky lighting requirements negotiated with the county. Bob commented that they are leaving the West Elm sign on all night and that the sign is clearly brighter than all the other signs. Anne requested that the board support and participate through a letter of concern. The board agreed to add the topic to the board meeting following. Fred encouraged us to see if it would be possible to turn off the sign. Bill suggested reviewing the Westcor legal ruling and stipulation as part of the La Encantada development conditions with the county and the Catalina Foothills Association (CFA).
- On another topic, Sherri updated the membership that Moussa/Burton has withdrawn the cluster application and so the hearing on November 19 is cancelled.

4. **Election of Directors and Results.** Each board candidate introduced themselves and stated their interests in joining the board.
 - Sherri reported that votes were cast by a mix of electronic ballot, mailing a hard copy ballot or by emailing ballot choices to her as the Secretary.
 - Sherri counted the votes and reported a consistent volume in the range of almost half of the membership, generally consistent with prior years volume of voting. All directors were elected.
 - 57 votes for Nancy, 58 for Joyce, 58 for Jody, and 58 votes for Marcy.
 - The association congratulated the new and returning board members. The board thanked the membership for their enduring participation, wisdom, and long-standing contributions to our association governance.

5. **Adjournment.** The meeting was adjourned at 8:20pm. The board adjourned for 5 minutes.

Submitted on behalf of the board,
Sherri Durand
Vice President and Secretary



MINUTES

Catalina Foothills Estates No. 9 Association

2020 ANNUAL MEETING

Cat9.org



ANNUAL MEETING OF THE DIRECTORS

Meeting Date: **November 9, 2020**

Directors Present: Diane Frank, Jody Ponzo, Joyce Su, Larry Ivy, Marcy Maler, Nancy Kay, Paul Schwartz, Sherri Durand, Teri Ellen

Directors Absent: none

Guests present: Dray Sterling

1. **Call to Order & Quorum.** Sherri called the meeting to order at 8:28 pm. Marcy suggested that the board explore Zoom as a more stable platform for our video board meetings. Joyce commented that Zoom for over 100 participants costs \$200 per month. No decision was made on Zoom. The board agreed that a shared space and reliable platform should continue to be reviewed.
2. **Approval of Minutes dated October 5, 2020.** Teri moved to approve the minutes and Joyce seconded the motion. The minutes were approved.
3. **Old Business.**
 - Lot 21 – Huff / Austen Solar Request intake received. No comments from the Board.
4. **New Business.**
 - a. Flagpole height visual inspections - Paul will explore Flagpole heights and make visual inspections in preparation for sending written violation notices for compliance with Section 4.
 - b. Marcy suggested reaching out to the neighbors to request input for the newsletter neighbor spotlight section. Owners are welcome to nominate themselves and write

their own article or bio. Marcy suggested a get to know your neighbor activity or mailing to help neighbors get to know each other.

- c. Joyce commented that Next Door has an open platform for neighborhood virtual meeting space. Joyce explained the supper club and encouraged participation when it gets running again.
- d. Jody proposed creating a private Facebook page where owners can informally ask questions and quickly communicate safety or neighborhood concerns. Jody agreed to be the Facebook administrator and to create rules for the access and virtual. Sherri made a motion to approve the Facebook. Teri seconded the vote. The motion to create a Facebook page for the association / neighborhood communications passed by unanimous consent.
- e. There was discussion on meeting time start time as well as length of the meetings. Both Paul and Joyce commented that issues should each have a time limit and to target ending by 8:30.
- f. Larry agreed to lead the West Elm lighting issue with the management first on the behalf of the association board and association interests to request they turn the sign off by 9 pm, at least before escalating. The board was in consensus on supporting the owner concerns regarding this sign brightness.
- g. Lot 75 – O-Brien Close-Out report. Accepted. To be circulated and signed by Paul and Sherri.

5. Officer Appointments

- a. President – Paul nominated Sherri to be President. Teri seconded the nomination. All board members voted unanimously to elect Sherri as President.
- b. Vice President – Sherri nominated Teri as Vice President, Nancy seconded the nomination. All board members voted unanimously to elect Teri as Vice President.
- c. Treasurer – Teri nominated Joyce and both Paul and Nancy seconded the nomination. All board members voted unanimously to elect Joyce as Treasurer.
- d. Nancy nominated Sherri as the Secretary, Paul seconded the nomination. All board members voted unanimously to elect Sherri as Secretary.

6. Other Business

- Joyce mentioned ideas for BYOB or a social distancing in line with the supper club success. Jody will post brainstorming ideas input request on Facebook for considerations for January.
- Paul mentioned that certain properties have significant mistletoe infestations risking killing the trees. Larry commented that the neighbors have control over their perimeter vegetation. Both Paul and Larry will review the map. The board agreed to revisit the CC&Rs to encourage homeowners to better trim back mistletoe and save the trees.

7. **Next Meeting.** The next Board meeting is to be held on December 7, 2020 at 7 p.m.
8. **Adjournment.** The meeting was adjourned at 8:30 pm.

Submitted on behalf of the board,
Sherri Durand
President and Secretary



**BOARD RESOLUTION
REGARDING CORPORATE OFFICERS**

RESOLVED that the Board of Directors of the Catalina Foothills Estates No. 9 that the following officers of the Association shall appear on the checking account and savings account of the Association, and shall have access to the post office box.

Sherri Durand, President & Secretary
Teri Ellen, Vice President
Joyce Su, Treasurer

RESOLVED FURTHER that only ONE signature is to be required on checks or withdrawals.

RESOLVED FURTHER that the Treasurer may be issued a debit card appearing on the checking account.

OWNER ATTENDANCE LIST

OWNER ATTENDANCE LIST 2020 ANNUAL MEETING VIA GO-TO-MEETING

CAT 9 Owner Annual Meeting

Summary

Meeting Date November 9, 2020 6:32 PM MST **Meeting Duration** 158 minutes

Name	Email Address
Caller 1 xxxxxxx6356	
Calller 2 xxxxxxx3394	
Caller 3 xxxxxxx8680	
Caller 4 xxxxxxx9200	
Anne Segal	
Tom Horvath	
Bill Voigt	
Dennis Driscoll	
Diana Callimanis	
Dick Bryant	
Diane Frank	
Dray Sterling, CFP®	
Fred Fiastro	
Janis Sherick	
Jody Ponzo	
Joyce Su	
Larry Ivy	
Paul Schwartz	
Karen Schwartz	
Mary Kay	
Marcy Maler	
Ruth Feldman	
Sherri Durand	
Teri Ellen	
Valerie Gervickas	

TREASURER REPORT – NOVEMBER 2020
ANNUAL MEETING OF THE MEMBERS

PROPOSED ANNUAL BUDGET: 2020	
2/1/2020 - 1/31/2021	November 9, 2020
Income Category	Planned Income
Annual Dues	\$13,000.00
Late Fees	\$0.00
Disclosure (Transfer) Fees*	\$720.00
Bank Interest**	\$25.00
Other	\$0.00
Total Income	\$13,745.00
Expense Category	Planned Expense
Taxes + Preparation	\$500.00
Road Sweeping	\$4,800.00
Insurance	\$1,800.00
Professional fees	\$300.00
Rent (Storage Unit)	\$1,000.00
HOA Meeting Room	\$200.00
Office Supplies	\$100.00
Postage (PO Box rental)	\$250.00
Printing	\$130.00
Registrar Disclosure Fees*	\$720.00
Website	\$100.00
Maintenance (signs/posts)	\$1,500.00
Miscellaneous	\$100.00
Total Expenses	\$11,500.00
<i>Transfer to RMR</i>	<i>\$5,200.00</i>

*New budget items

CATALINA FOOTHILLS ESTATES NO. 9			
PROPOSED PLAN VS. ACTUAL BUDGET			
2/1/2020 - 1/31/2021		November 9, 2020	
Income Category	Planned Income	Actual Income	Notes
Annual Dues - 2020	\$13,000.00	\$12,900.00	
Late Fees	\$0.00	\$825.00	
Disclosure (Transfer) Fees*	\$720.00	\$288.00	
Bank Interest**	\$25.00	\$7.44	
Other	\$0.00	\$60.00	Mail Post
Total Income	\$13,745.00	\$14,080.44	
Expense Category	Planned Expense	Actual Expense	Balance
Taxes + Preparation	\$500.00	\$50.00	\$450.00
Road Sweeping (Landscaper)	\$4,800.00	\$3,270.00	\$1,530.00
Road Pavement		\$ 34,898.87	
HOA Insurance	\$1,800.00	\$1,915.00	\$(115.00)
Professional fees	\$300.00		\$300.00
Rent (Storage Unit)	\$1,000.00	\$714.51	\$285.49
HOA Meeting Room	\$200.00	\$51.50	\$148.50
Office Supplies	\$100.00		\$100.00
Postage (PO Box rental)	\$250.00	\$168.00	\$82.00
Printing	\$130.00		\$130.00
Registrar Disclosure (Transfer) Fees*	\$720.00	\$144.00	\$576.00
Website	\$100.00	\$75.00	\$25.00
Maintenance (signs/posts)	\$1,500.00	\$783.85	\$716.15
Miscellaneous	\$100.00	\$51.00	\$49.00
Total Expenses	\$11,500.00	\$42,121.73	\$(30,621.73)
Transfer to Road Maintenance Repair (Savings)	\$5,200.00	\$5,200.00	\$0.00

*Registrar fees paid from Transfer fees received.

**Bank interest not included in budgeted expenses

2020	Annual Fee	Late Fee
Jan	400	
Feb	9500	30
Mar	300	
Apr	600	135
May	1400	300
June	600	285
July	100	75
August	100	75
Total Paid	12900	825

FUNDS ALLOCATION

GENERAL FUND	18,654.35	Checking
ROAD MAINTENANCE RESERVE	41,360.63	Savings
TOTAL CASH IN BANK	60,014.98	

CATALINA FOOTHILLS ESTATES #9

HOMEOWNERS ASSOCIATION P.O. Box #36225, Tucson, AZ 85740

FINANCIAL REPORT FOR: **November 9, 2020**

EQUITY POSITION	CHECKING 1139	SAVINGS 1269	TOTAL
AS OF 11/29/2019	\$ 21,651.16	\$ 71,146.15	\$ 92,797.31
AS OF 12/31/2019	\$ 21,196.77	\$ 71,147.96	\$ 92,344.73
AS OF 01/31/2020	\$ 21,130.85	\$ 71,149.77	\$ 92,280.62
AS OF 02/29/2020	\$ 30,581.46	\$ 71,151.46	\$ 101,732.92
AS OF 03/31/2020	\$ 24,562.58	\$ 76,353.39	\$ 100,915.97
AS OF 04/30/2020	\$ 23,927.69	\$ 76,355.27	\$ 100,282.96
AS OF 05/31/2020	\$ 24,364.45	\$ 76,357.21	\$ 100,721.66
AS OF 06/30/2020	\$ 22,320.06	\$ 76,359.05	\$ 98,679.11
AS OF 07/31/2020	\$ 21,738.52	\$ 41,359.59	\$ 63,098.11
AS OF 08/30/2020	\$ 21,928.13	\$ 41,359.94	\$ 63,288.07
AS OF 09/30/2020	\$ 20,969.35	\$ 41,360.28	\$ 62,329.63
AS OF 10/31/2020	\$ 18,654.35	\$ 41,360.63	\$ 60,014.98

INCOME	DESCRIPTION	SOURCE	AMOUNT
	INTEREST	SAVINGS ACCT	\$ 0.35
			\$ -
		SubTotal	\$ 0.35
EXPENDITURES			
	Storage Unit Rental	StorQuest	\$ 79.39
	LANDSCAPE/ROADS	JOSE GONZALES (Oct & No)	\$ 800.00
	Farmers Insurance for HOA	Annual fee	\$ 1,915.00
		SubTotal	\$ 2,794.39
BALANCE SHEET			
ASSETS			
	Cash and Bank Accounts		
	Checking at Bank of America		\$ 18,654.35
	Savings at Bank of America		\$ 41,360.63
	TOTAL Cash and Bank Accounts		\$ 60,014.98
	Other Assets		
	Mail Box posts - 3	\$60/each	\$ 180.00
	Recycling Bins - 2	\$6/each	\$ 12.00
	Trash Cans - 12	\$50/each	\$ 600.00
		TOTAL Other Assets	\$ 792.00
		TOTAL ASSETS	\$ 60,806.98
LIABILITIES	[None]		\$ -
		TOTAL LIABILITIES	\$ -
	TOTAL LIABILITIES & EQUITY		\$ 60,806.98

REGISTRAR REPORT – NOVEMBER 2020
ANNUAL MEETING OF THE MEMBERS

Catalina Foothills Estates No. 9

REGISTRAR'S REPORT
~~Novemkber~~ 9, 2020
Diane L Frank, Registrar

Active, Pending, and Contingent Listings:

Lot 115 6520 N Altos Tercero
Asking \$520,000

Owner: Johnathan Chan

Long Realty
MLS: 22020786
Peter DeLuca
520-918-3725
peterdeluca@realtytucson.com

Lot 75 6742 N Altos Primero
Asking: \$1,690,000

Owner: Kathleen O'Brien

Coldwell Banker Realty
MLS: 22024495
Tressa Sawyer
520-730-3232
tressa.sawyer@crealty.com

Lots 82 & 79 661 N Altos Segundo
Pending Listing
Asking:

Owners: Eun /Kwang Kim Lee

Russ Lyon Sotheby's Int'l
MLS:
Suzanne Grogan & Matt Grogan
520-210-2130

Properties in Escrow

Recently Closed (Since last report)

Rentals: 2

Lot 53 6814 N Solaz Cuarto

Owners: Matthew / Margarette O'Brien

Tenants: William & Megan Diefenbach

Lot 25 6990 N Solaz Segundo

Owner: Huatung "Tim" Wang
Tenant Jonathan Wang (Son)

Other:

Real Estate Activity since November 5, 2019:

Properties Closed:

3 (Lot 112, Lot 35, Lot 1)

Properties Currently for Sale//Pending/in Escrow:

2 (Lot 115, 75, ~~82/79~~)

Rental Properties in CAT 9:(active) Lots 53,25,

2 (Lot 53, 25,)

MINUTES

Catalina Foothills Estates No. 9 Association
MEETING OF THE BOARD OF DIRECTORS
Cat9.org

Meeting Date: December 7, 2020

Directors Present: Diane Frank, Jody Ponzo, Joyce Su, Larry Ivy, Nancy Kay, Paul Schwartz, Sherri Durand, Teri Ellen

Directors Absent: Marcy Maler

Guests present: See attached attendance list

1. **Call to Order & Quorum.** Sherri called the meeting to order at 7:08 pm.
2. **Approval of Minutes dated November 9, 2020.** Teri moved to approve the minutes with the correction to the date to November 9, 2020. Paul seconded the motion. The minutes were approved.
3. **Owner Concerns**
 - a. Save our Trees Initiative – As a follow-up from last meeting, Paul explained the board's interest in spearheading an initiative to save the trees in our neighborhood from mistletoe damage. Paul suggested an article in the newsletter. Larry commented that in the past years (according to old minutes) additional budget has been allocated for tree trimming and he will include a proposed budget and optional pricing at the next meeting. Owners generally commented that preventing mistletoe from destroying our trees was a good initiative.
 - b. West Elm sign concerns – Since last meeting on the West Elm sign, Larry reported that he talked with the store about voluntarily turning off the light after 9 pm as a first approach. Larry has had multiple communications and is following upon the options for next steps. Anne suggested a legal letter from the board to Pima County as a follow-up to the letter she stated she sent. Fred provided some good history about the La Encantada development issues. The board agreed that more information is needed before threatening legal action.
 - c. Flag pole height violations & Political Flag Violations – Lot 61 (Landers), Lot 67 & 68 (Dumont), Lot 106 (Sterling). Sherri reviewed the statutory guidance under ARS 33-1808 with the attendees. Attendees discussed the CC&R rules and exterior elevation limits of 13-feet from finished grade. Fred encouraged enforcement of structure height for all owners. Dray introduced his request for variance on the flag pole height to allow for a 25-foot flagpole for his home specifically. Dray suggested that at 25 feet his pole is still not visible to neighbors. Jeff gave some specifics on his flagpole height and elevation.

The board encouraged Jeff and any other neighbors knowingly above the 13-feet exterior limit to submit a CC&R variance request for board review. Karin Sawtelle also pointed out her familiarity with the CC&Rs and that there are other parts of the house that may be taller than the height of the parapet – such as chimneys and satellite dishes -and that we should take a look at the CC&Rs as a whole before setting any specific limits. Anne pointed out that trees are not treated as built structures in the CC&Rs. Ruth suggested to consider whether the flag poles are intervening with a person's view when making board determinations, consistent with the CC&R requirements about impact on neighboring views. The board inspecting architect will provide an opinion on Dray's request for review and discussion with the board.

4. Reports

- a. Architecture. Paul indicated he would continue review of the flagpole variance requests and compliance under 33-1803. No other architectural requests to report.
- b. Roads & Landscaping. Larry showed a historical plat map with the original lot prices for our lots in 1977. He offered to get them printed and distributed to owners for a cost of \$220. Jeff offered to scan the document as well. Some attendees expressed interest and appreciation for the idea. Larry updated the road sweeping contract and will coordinate with Jose Martinez for renewal at \$400 a month. Tom Horvath commented on the historical issue of lack of funding for the Pima county roads vs. private roads in the neighborhood.
- c. Budget & Financials. Joyce went over the December financial reports. In checking we have \$17,806.23 and in savings we have \$41,360.97. We earned Interest of \$.34 and paid transfer/disclosure fees to Diane, stamps to Joyce and printing to Sherri for the annual meeting ballots. Road sweeping was paid in last month's budget. Road paving was not budgeted but was transferred from savings. Regarding the budget for next year Joyce will update for the next meeting. Sherri encouraged review of the \$100 assessment amount in the CC&Rs and consideration that the lack of increase consistent with present day value which could impact reserves for the long term. Some attendees indicated they would support a CC&R amendment to clarify an updated annual assessment amount which is fair for all owners on all streets public and private.
- d. Newsletter. Teri updated the board on the newsletter draft and publishing plan. Teri confirmed that Joyce will write an article about the annual dues. Teri also suggested an update on the supper club gatherings. Teri will be sure to post the updated neighborhood watch list in the next newsletter since there are updates. She encouraged owners to volunteer for a spotlight article in the newsletter – we generally highlight one person from the board and one person from the neighborhood. Teri suggested an article on Diane. Diane announced her resignation during Teri's report out and declined to be interviewed. Teri will also have a Q&A on CC&R topics and questions and inputs about the West Elm sign. Teri will have a draft ready by January for review for a February mailing.

- e. Member Relations. Jody reported that she set up the Facebook page as an action item from last meeting. She suggested reminding people to check Facebook and to give her some feedback on ideas for increasing communications and usage. Teri will include an article in the newsletter about the Facebook page. Jeff commented on Facebook security and Jody explained that the page is at the highest privacy setting. She explained that she is not posting links to meetings and she has some security questions which are required to answer to verify membership. Jody controls all the security on the page and can delete any comments or pages if there are any problems at all.
- f. Registrar. Diane reported that there are three properties currently for sale – none have lowered the price in the last month. No properties have closed or are in escrow. Diane's database is now being kept more secure in the board's google shared drive with access by invitation only. Diane reminded the board to send the area leads the membership directory access.

5. **Old Business.** Anne reintroduced the idea of a neighborhood meeting and legal letter on the West Elm sign brightness. Sherri suggested moving any neighborhood meeting to January to allow Larry time to investigate the issue amicably. If needed the board agreed to get more neighborhood input in January as needed. Teri made a motion to form a task force, Paul seconded the motion. The task will be formed as needed.

6. **New Business**

- a. Proposal for approval of Board Policy on No Compensation. Sherri introduced the draft policy confirming that the board members shall not receive any compensation and shall not charge for services provided in any fashion which creates a conflict of interest. Sherri opened the floor for discussion on the proposal. Teri commented that she agreed board members should not be paid. The topic was tabled to New Business at the next meeting.
- b. Proposal for approval of updated Board Committees, Calendar & Duties. Nancy went through the updated calendar reminders for December. Nancy reminded the board to appoint an inventory audit committee, to establish any other committees, and to sign the bank signature cards. Sherri suggested that the board look at the updated board duty descriptions and committee descriptions for next meeting.
- c. Proposal for 20% increase in annual assessment ARS 33-1803. Sherri introduced the idea of raising the assessment amount to provide for some additional operating budget and to increase the reserve amount. No action was taken. There was general support from the attendees for increasing the assessment amount next year.
- d. Paul mentioned the issue of the public roads vs. private roads and idea of board support for encouraging Pima County to sell Avenida de Posada to CAT 9. Bill complimented Larry on the mailbox improvements and questioned whether any progress was made in discussing the road ownership with the non-CAT 9 owners last year. Larry said that last year he got the bid for the paving of about \$84,000 but that the board did not get any commitments from

the Avenida de Posada non-CAT 9 owners. Bill encouraged the board to address this year this long standing in equity in those owners who are paying assessments but not getting the benefit of the road maintenance. Paul moved that the board create a task force to understand the issues related to acquiring Avenida de Posada and/or Manzanita. Larry seconded the motion. The board approved creating a task force to address feasibility, potential budget and possible acquisition strategies.

7. Next Meeting. The next Board meeting is to be held on **January 4, 2021 at 7 pm**

8. Adjournment. The meeting was adjourned at 8:55 pm.

Submitted on behalf of the Board,

Sherri Durand

President & Secretary



Dec 2020 Board meeting CAT 9 Attendees						GoToMeeting
Summary						
Meeting Date	Meeting Duration	Number of Attendees	Meeting ID			
December 7, 2020 6:31 PM MST	143 minutes	22	548-188-165			
Details						
Name	Join Time	Leave Time	Time in Session (minutes)			
xxx6356	7:01 PM	8:54 PM	113			
xxx8680	7:01 PM	8:54 PM	113			
xxx6899	7:21 PM	7:58 PM	37			
xxx4858	7:26 PM	8:54 PM	88			
xxx4402	7:00 PM	7:45 PM	44			
xxx0425	7:01 PM	8:54 PM	112			
xxx0425	6:58 PM	6:59 PM	0			
xxx0425	6:56 PM	6:57 PM	1			
xxx5842	6:57 PM	7:50 PM	52			
Anne Baffert	6:40 PM	7:53 PM	73			
Anne Segal	6:58 PM	8:54 PM	116			
Bill Voight	6:43 PM	8:54 PM	131			
Dray Sterling, CFP®	7:00 PM	8:46 PM	105			
Fred Fiastro	6:48 PM	7:51 PM	62			
Jeff Landers	6:32 PM	8:54 PM	142			
Jim EDWARDS	7:00 PM	8:54 PM	114			
Jody Ponzo	7:03 PM	8:54 PM	111			
Joyce Su	7:00 PM	8:54 PM	114			
Larry Ivy	6:58 PM	8:54 PM	116			
Paul Schwartz	6:56 PM	8:54 PM	118			
Ruth Feldman	7:10 PM	7:57 PM	46			
Sherri Durand	6:31 PM	8:54 PM	143			
Sidney San Martin	7:10 PM	7:32 PM	22			
Sidney San Martin	7:34 PM	8:54 PM	80			
Karin Sawelle	7:00 PM	8:54 PM	113			

CATALINA FOOTHILLS ESTATES NO. 9**PROPOSED ANNUAL BUDGET: 2020****2/1/2020 - 1/31/2021****December 07, 2020**

Income Category	Planned Income
Annual Dues	\$13,000.00
Late Fees	\$0.00
Disclosure (Transfer) Fees*	\$720.00
Bank Interest**	\$25.00
Other	\$0.00
Total Income	\$13,745.00

Expense Category	Planned Expense
Taxes + Preparation	\$500.00
Road Sweeping	\$4,800.00
Insurance	\$1,800.00
Professional fees	\$300.00
Rent (Storage Unit)	\$1,000.00
HOA Meeting Room	\$200.00
Office Supplies	\$100.00
Postage (PO Box rental)	\$250.00
Printing	\$130.00
Registrar Disclosure Fees*	\$720.00
Website	\$100.00
Maintenance (signs/posts)	\$1,500.00
Miscellaneous	\$100.00
Total Expenses	\$11,500.00
<i>Transfer to RMR</i>	\$5,200.00

*New budget items

CATALINA FOOTHILLS ESTATES NO. 9			
PROPOSED PLAN VS. ACTUAL BUDGET			
2/1/2020 - 1/31/2021	December 07, 2020		
Income Category	Planned Income	Actual Income	Notes
Annual Dues - 2020	\$13,000.00	\$12,900.00	
Late Fees	\$0.00	\$825.00	
Disclosure (Transfer) Fees*	\$720.00	\$288.00	
Bank Interest**	\$25.00	\$7.44	
Other	\$0.00	\$60.00	Mail Post
Total Income	\$13,745.00	\$14,080.44	
Expense Category	Planned Expense	Actual Expense	Balance
Taxes + Preparation	\$500.00	\$50.00	\$450.00
Road Sweeping (Landscaper)	\$4,800.00	\$3,270.00	\$1,530.00
Road Pavement		\$ 34,898.87	
HOA Insurance	\$1,800.00	\$1,915.00	\$(115.00)
Professional fees	\$300.00		\$300.00
Rent (Storage Unit)	\$1,000.00	\$793.90	\$206.10
HOA Meeting Room	\$200.00	\$51.50	\$148.50
Office Supplies	\$100.00		\$100.00
Postage (PO Box rental)	\$250.00	\$168.00	\$82.00
Printing	\$130.00	\$480.73	\$(350.73)
Registrar Disclosure (Transfer) Fees*	\$720.00	\$432.00	\$288.00
Website	\$100.00	\$75.00	\$25.00
Maintenance (signs/posts)	\$1,500.00	\$783.85	\$716.15
Miscellaneous	\$100.00	\$51.00	\$49.00
Total Expenses	\$11,500.00	\$42,969.85	\$(31,469.85)
Transfer to Road Maintenance Repair (Savings)	\$5,200.00	\$5,200.00	\$0.00

*Registrar fees paid from Transfer fees received.

**Bank interest not included in budgeted expenses

	2020	Annual Fee	Late Fee
Jan		400	
Feb		9500	30
Mar		300	
Apr		600	135
May		1400	300
June		600	285
July		100	75
August		100	75
Total Paid	12900		825

CATALINA FOOTHILLS ESTATES #9 HOMEOWNERS ASSOCIATION P.O. Box #36225, Tucson, AZ 85740 FINANCIAL REPORT FOR: December 07, 2020			
EQUITY POSITION			
	CHECKING 1139	SAVINGS 1269	TOTAL
AS OF 12/31/2019	\$ 21,196.77	\$ 71,147.96	\$ 92,344.73
AS OF 01/31/2020	\$ 21,130.85	\$ 71,149.77	\$ 92,280.62
AS OF 02/29/2020	\$ 30,581.46	\$ 71,151.46	\$ 101,732.92
AS OF 03/31/2020	\$ 24,562.58	\$ 76,353.39	\$ 100,915.97
AS OF 04/30/2020	\$ 23,927.69	\$ 76,355.27	\$ 100,282.96
AS OF 05/31/2020	\$ 24,364.45	\$ 76,357.21	\$ 100,721.66
AS OF 06/30/2020	\$ 22,320.06	\$ 76,359.05	\$ 98,679.11
AS OF 07/31/2020	\$ 21,738.52	\$ 41,359.59	\$ 63,098.11
AS OF 08/30/2020	\$ 21,928.13	\$ 41,359.94	\$ 63,288.07
AS OF 09/30/2020	\$ 20,969.35	\$ 41,360.28	\$ 62,329.63
AS OF 10/31/2020	\$ 18,654.35	\$ 41,360.63	\$ 60,014.98
AS OF 11/30/2020	\$ 17,806.23	\$ 41,360.97	\$ 59,167.20
INCOME			
DESCRIPTION		SOURCE	AMOUNT
INTEREST		SAVINGS ACCT	\$ 0.34
Home sale transfer fee			\$ 144.00
			SubTotal \$ 144.34
EXPENDITURES			
Storage Unit Rental		StorQuest	\$ 79.39
LANDSCAPE/ROADS		JOSE GONZALES (Nov - paid 10/30)	\$ -
Disclosure fee + supplies		Diane Frank (Lot # 01, 35, 112)	\$ 475.34
Annual Meeting Printing Ballots		Sherri Durand	\$ 360.14
Stamps for Annual Mtg mailing		Joyce Su	\$ 77.25
			SubTotal \$ 992.12
BALANCE SHEET			
ASSETS			
Cash and Bank Accounts			
Checking at Bank of America		\$ 17,806.23	
Savings at Bank of America		\$ 41,360.97	
			TOTAL Cash and Bank Accounts \$ 59,167.20
Other Assets			
Mail Box posts - 3		\$ 60/each	\$ 180.00
Recycling Bins - 2		\$ 6/each	\$ 12.00
Trash Cans - 12		\$ 50/each	\$ 600.00
			TOTAL Other Assets \$ 792.00
			TOTAL ASSETS \$ 59,959.20
LIABILITIES			
[None]		\$ -	
			TOTAL LIABILITIES \$ -
			TOTAL LIABILITIES & EQUITY \$ 59,959.20

REGISTRAR REPORT DECEMBER 2020

**Catalina Foothills Estates No. 9
REGISTRAR'S REPORT
December 7, 2020
Diane L Frank, Registrar**

Active, Pending, and Contingent Listings:

Lot 115 6520 N Altos Tercero Asking \$520,000	Owner: Johnathan Chan	Long Realty MLS: 22020786 Peter DeLuca 520-918-3725 peterdeluca@realtytucson.com
Lot 75 6742 N Altos Primero Asking: \$1,690,000	Owner: Kathleen O'Brien	Coldwell Banker Realty MLS: 22024495 Tressa Sawyer 520-730-3232 tressa.sawyer@crealty.com
Lots 82 & 79 661 N Altos Segundo Asking: \$1,370,000	Owners: Eun /Kwang Kim Lee	Russ Lyon Sotheby's Int Realty MLS: 22028787 Suzanne Grogan & Matt Grogan suzanne.grogan@russlyon.com matt.grogan@russlyon.com 520- 241-8099; 520-210-2130

Properties in Escrow

Recently Closed (Since last report)

Rentals: 2

Lot 53 6814 N Solaz Cuarto	Owners: Matthew / Margarette O'Brien
	Tenants: William & Megan Diefenbach
Lot 25 6990 N Solaz Segundo	Owner: Huatung "Tim" Wang Tenant: Jonathan Wang (Son)

Other:

Real Estate Activity since November 9, 2020:

Properties Closed:	3 (Lot 112, Lot 35, Lot 1)
Properties Currently for Sale//Pending/in Escrow:	3 (Lot 115, 75, 82/79)
Rental Properties in CAT 9:(active) Lots 53,25,	2 (Lot 53, 25,)