

**Catalina Foothills Estates No. 9 Association**  
**Board of Directors Meeting**  
**MINUTES**

Catalina Foothills Estates No. 9 Association  
**MEETING OF THE BOARD OF DIRECTORS**  
[Cat9.org](http://Cat9.org)

**Meeting Date: APRIL 5, 2021**

**Directors Present:** Joyce Su, Larry Ivy, Nancy Kay, Sherri Durand, Teri Ellen, Anne Segal, Marion Hand

**Directors Absent:** Marcy Maler

**Guests present:** Diane Frank, Gary Delmonaco

1. **Call to Order & Quorum.** Sherri called the meeting to order at 7:04 pm.
2. **Approval of Minutes dated March 8, 2021.** No comments. Nancy moved to approve the minutes, Teri seconded the motion. All voted in favor and the minutes were approved.
3. **Governance updates**
  - New Board Member Marion Hand – Marion Hand was welcomed to the board. Marion moved here from New Mexico, she is an attorney, and she handled insurance defense litigation prior to moving to AZ. Nancy nominated Marion to the board, Anne seconded the nomination. All directors voted in favor of adding Marion to the board.
  - New Owner Welcome Mugs – Jody agreed to send a welcome mug to Lot 18 new owners.
  - A.R.S. 33-1806 Resales Disclosures – two properties are listed for resale. One is being listed as for rent. A member of the board will contact the owner about the prohibition on short term rentals on the one for rent on Airbnb.
  - Meeting dates – the board agreed to the update the meeting schedule for 2021 so that all remaining meetings are the second Tuesday of every month. All board members approved the new meeting schedule.
4. **Owner Concerns**
  - Neighborhood Watch & Safety – Sherri mentioned a report from one home owner about parked vehicles in the roadway and in front of his lot which looked suspicious. Teri will include an article in the newsletter about watching out for everyone's safety and homes. Owners are encouraged to call the sheriff for any suspicious activity.
5. **Reports & Actions**
  - a. **Architecture & Compliance Reviews-**
    - Wall Height request – Gary Delmonaco presented his request to increase his wall height to 8 feet by adding to the existing adobe brick wall. He has a mason lined up. He has submitted the request, and he has talked to the neighbors about any impacts and heard no concerns. He mentioned his goal as noise abatement and coverage for

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view of the schools and passing cars which are in his line of sight from his back patio area. Sherri shared with the Board the previous phone comments that Kevin had provided on some concerns with the safety of the structure from a wind resistance perspective. Kevin also requested a site plan from a drawing firm showing the setbacks. Gary will contact Kevin for more details.

- Spiral staircase question – the Board agreed that requests for these types of questions should start with obtaining a permit and submitting the request form. No decision was made on this general question.
- Trailer storage – Larry made a site inspection for the trailer storage request. The board was not in favor of permitting trailer storage on the lot. Larry will respond to the owner with comments about the request.
- Boat storage – Larry will contact the owner to discuss efforts to remove the boat.
- New Flagpoles – Teri mentioned a new flagpole on the Dumont property which did not obtain board consent prior to installation. The Board will investigate further and send notices as appropriate if there are neighbor complaints. Flagpole installation requires board approval in advance and must not interfere with neighboring views.
- Flag pole height – Teri sent a compliance notice to Jeff Landers and he has two weeks to correct the flagpole height.

b. Newsletter

- Neighborhood clean-up – Special thanks go to the following neighbors for making an extra effort to assist with neighborhood beautification: *Babette Halder & Bob Halder, Bill Klaiber, John Duval, Basil Callimanis, Nick Bryant & Lisa Warnake*. Teri will have article in the newsletter about the annual dues increase. Larry will be featured for the board member article. Teri will contact Samantha Williams for the other spotlight article. Teri will include an article about the meeting date changes. The newsletter will also have a reminder about notifying the board of exterior construction.
- Mistletoe – The Board agreed to continue efforts to encourage owners to remove mistletoe, possibly considering compliance letters if necessary.

c. 2021 Budget & Financial Statements and Disclosure Fees - Joyce reviewed the financial report. Currently we have \$41,362.34 in savings, and \$28,855.75 in checking. For 2021 assessment, we have collected \$12,100 so far. We received two late payments. We received the disclosure fee for Findley Lot 18 in the amount of \$173. Joyce will send out the third notice letter to delinquent owners who are: *Tonelli, Binkiewicz, Landers, Kane, Lamson, Park, Rosario*. Joyce will revise the budget to add the roads reserve transfer as an expense on the expense statement. As such, current budget income (\$14,370) exceeds anticipated budget expenses (\$16,700), further justifying the need for an increase in the annual assessment.

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d. Roads & Landscaping – Larry commented that he had high neighborhood participation for roads trimming / clean-up. He asked whether the board wanted to engage a professional for sweeping the roads. No decision was made. Owners will continue to sweep their respective portions. Larry will continue to announce the road clean up dates and request volunteers. The help by everyone is greatly appreciated.

**6. Old Business.**

a. Annual Assessment Increase - Regarding the roads reserve analysis, the board reviewed the latest proposal draft and agreed that the board was not required to collect the entire repaving budget for 2036 with this year's road reserve analysis. The board agreed that budgeting for at least half the projected roads reserve would be sufficient until the next review in 5 years. Anne summarized that she supported the proposal for increasing the annual assessment to \$300. Larry agreed proposing an increase to \$300 for the annual assessment at the annual meeting. Joyce requested that we clarify the amount is "\$300 per year which equals \$25/month." Teri suggested adding in the explanation the use of funds with "such as road repairs, long-term road paving, signage, maintenance, trimming, landscaping)." The board agreed to hold an informational session on May 10, 2021 to discuss the annual assessment increase.

**7. New Business –**

a. Driveway Improvements - 2121 Circulo Solaz – Larry mentioned the recent excavation work which was not preapproved by the board. The neighbors also mentioned the visibility of the trampoline. The board discussed sending a compliance letter. The board will gather more information.

b. Wood piles - 2680 E Calle Los Altos - Both Teri and Larry commented that Dray Sterling has accumulated wood piles on his lot from cutting down a tree. Teri volunteered to contact Dray first, and if needed Larry will send a compliance letter.

**8. Next Meeting.** The next Board meeting is to be held on **Monday May 10, 2021 at 7 pm** (moved to 2<sup>nd</sup> Monday). All remaining meetings through 2021 are on the second Monday of the month.

**9. Adjournment.** The meeting was adjourned at 9:13 pm.

**Submitted on behalf of the Board,**

**Sherri Durand**

**President & Secretary**



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**TREASURER REPORT – APRIL 5, 2021**

<b>CATALINA FOOTHILLS ESTATES NO. 9</b>		
<b>PROPOSED ANNUAL BUDGET: 2021</b>		
<b>2/1/2021 - 1/31/2022</b>	<b>2/1/2021 - 1/31/2022</b>	
	<b>3/31/21 Proposed Budget (Approved)</b>	
<b>Income Category</b>	<b>Planned Income (2020)</b>	<b>Planned Income (2021)</b>
Annual Dues	\$13,000.00	\$13,000.00
Late Fees / Assessment	\$0.00	\$500.00
Disclosure (Transfer) Fees*	\$720.00	\$865.00
Bank Interest**	\$25.00	\$5.00
Other	\$0.00	\$0.00
<b>Total Income</b>	<b>\$13,745.00</b>	<b>\$14,370.00</b>
<b>Expense Category</b>	<b>Planned Expense (2020)</b>	<b>Planned Expense (2021)</b>
Taxes + Preparation	\$500.00	\$500.00
Road Sweeping	\$4,800.00	\$4,800.00
Insurance	\$1,800.00	\$2,000.00
Professional fees	\$300.00	\$300.00
Rent (Storage Unit)	\$1,000.00	\$1,000.00
HOA Meeting Room / Zoom Account	\$200.00	\$350.00
Office Supplies	\$100.00	\$100.00
PO Box rental	\$250.00	\$250.00
Printing + stamps	\$130.00	\$500.00
Website	\$100.00	\$100.00
Maintenance (signs/posts)	\$1,500.00	\$1,500.00
Miscellaneous (Admin)	\$100.00	\$100.00
<i>Transfer to RMR</i>	<i>\$5,200.00</i>	<i>\$5,200.00</i>
<b>Total Expenses</b>	<b>\$15,980.00</b>	<b>\$16,700.00</b>

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CATALINA FOOTHILLS ESTATES NO. 9			
PROPOSED PLAN VS. ACTUAL BUDGET			
2/1/2021 - 1/31/2022		As of 3/31/2021	
Income Category	Planned Income	Actual Income	Notes
Annual Dues - 2020	\$13,000.00	\$12,100.00	
Late Fees	\$0.00	\$30.00	
Disclosure (Transfer) Fees*	\$720.00	\$173.00	
Bank Interest**	\$25.00	\$0.67	
Other	\$0.00		
<b>Total Income</b>	<b>\$13,745.00</b>	<b>\$12,303.67</b>	
Expense Category	Planned Expense	Actual Expense	Balance
Taxes + Preparation	\$500.00		\$500.00
Road Sweeping (Landscaper)***	\$4,800.00	\$0.00	\$4,800.00
Road Pavement			\$0.00
HOA Insurance	\$1,800.00		\$1,800.00
Professional fees	\$300.00		\$300.00
Rent (Storage Unit)	\$1,000.00	\$158.78	\$841.22
HOA Meeting Room	\$200.00		\$200.00
Office Supplies	\$100.00		\$100.00
HOA PO Box rental	\$250.00	\$204.00	\$46.00
Printing	\$130.00		\$130.00
Website	\$100.00		\$100.00
Maintenance (signs/posts)	\$1,500.00		\$1,500.00
Miscellaneous	\$100.00		\$100.00
Transfer to Road Maintenance Repair (Savings)	\$5,200.00	\$5,200.00	\$0.00
<b>Total Expenses</b>	<b>\$10,780.00</b>	<b>\$362.78</b>	<b>\$10,417.22</b>

*\*\*Bank interest not included in budgeted expenses*  
*\*\*\*Landscaper Jose Gonzales resigned as of 1/31/2021. Larry Ivy will do road sweeping in the interim (unpaid)*

**FUNDS ALLOCATION**

GENERAL FUND	28,855.75	Checking
ROAD MAINTENANCE RESERVE	41,362.34	Savings
<b>TOTAL CASH IN BANK</b>	<b>70,218.09</b>	

2021-22	Annual Fee	Late Fee
Jan	6100	
Feb	4500	
Mar	1500	30
Apr	200	60 (not included) - pending 8 lots
May		
June		
July		
August		
<b>Total Paid</b>	<b>12300</b>	<b>90</b>

  

Lot #	Last Name	First Name	Address
Lot # 023	Tonelli	Carlo & Mary	6931 N Solaz Segundo
Lot # 043	Binkiewicz	Anna	6871 N Solaz Cuarto
Lot # 061	Landers	Jeff	6721 N Altos Primero
Lot # 071	Kane	Edward	2325 E Calle Los Altos
Lot # 103	Lamson	William	2780 E Calle los Altos
Lot # 123	Park	Chi Yang & Sung Ok	2374 E Calle Los Altos
Lot # 130	Rosario	Kaori Gimorio & Nine	2120 E Calle Los Altos

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<b>CATALINA Foothills Estates #9 HOMEOWNERS ASSOCIATION P.O. Box #36225, Tucson, AZ 85740 FINANCIAL REPORT FOR: A 31-Mar-21</b>				
<b>EQUITY POSITION</b>				
	CHECKING 1139	SAVINGS 1269	<b>TOTAL</b>	
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	
AS OF 12/31/2020	\$ 16,727.53	\$ 41,361.32	\$ 58,088.85	
AS OF 1/31/2021	\$ 22,971.53	\$ 41,361.67	\$ 64,333.20	
AS OF 2/27/2021	\$ 27,232.14	\$ 41,361.99	\$ 68,594.13	
AS OF 3/31/2021	\$ 28,855.75	\$ 41,362.34	\$ 70,218.09	
<b>INCOME</b>				
	DESCRIPTION	SOURCE	<b>AMOUNT</b>	
	INTEREST	SAVINGS ACCT	\$ 0.35	
	HOA Annual Dues (2/2021-1/2022)	Homeowners (15 @ \$100/yr)	\$ 1,530.00	(pending 8 lots)
	Transfer Fee: Lot #19, 6820 Solaz Pr	Title Security Agency	\$ 173.00	
			<b>SubTotal</b>	\$ 1,703.35
<b>EXPENDITURES</b>				
	Storage Unit Rental	StorQuest	\$ 79.39	
			<b>SubTotal</b>	\$ 79.39
<b>BALANCE SHEET</b>				
<b>ASSETS</b>				
	<b>Cash and Bank Accounts</b>			
	Checking at Bank of America	\$ 28,855.75		
	Savings at Bank of America	\$ 41,362.34		
	<b>TOTAL Cash and Bank Accounts</b>	\$ 70,218.09		
	<b>Other Assets</b>			
	Mail Box posts - 3	\$60/each	\$ 180.00	keep for 3 vacant lots
	Recycling Bins - 2	\$6/each	\$ 12.00	
	Trash Cans - 12	\$50/each	\$ 600.00	
	<b>TOTAL Other Assets</b>	\$ 792.00		
	<b>TOTAL ASSETS</b>	\$ 71,010.09		
<b>LIABILITIES</b>				
	[None]	\$ -		
		<b>TOTAL LIABILITIES</b>	\$ -	
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	\$ 71,010.09		

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**A.R.S. 33-1806 Resales**

**APRIL 2021**

**ACTIVE, PENDING & CONTINGENT LISTINGS**

Status	Lot	Address	Owner	List price	Realtor	MLS	
ACTIVE – <b>LISTED FOR RENT</b>	79 & 82	6651 & 6625 N. Altos Segundo	Eun & Kwang Kim Lee	\$1,370,000	Russ Lyons Sotheby's Suzanne & Matt Grogan 520 241-8099 <a href="mailto:Suzanne.grogan@russlyon.com">Suzanne.grogan@russlyon.com</a>	22028787	
On market 2/6/2021	66	6761 Placita Manzanita	Mittilda Raksanaves & Daniel Pearcy	\$1,795,000	Maria Anemone Long Realty	22102988	
<b>TOTAL</b>	<b>3</b>						

**CLOSED SALES 2020 & 2021**

Status	Lot	Address	Seller	Sales price	Fee pd	Buyers	
Closed 01/22/2021	75	6742 N. Altos Primero	Kathleen O'Brien	\$1,690,000	\$144	Todd & Marian Hand	
Closed 01/28/2021	115	6520 N. Altos Tercero	Jonathan Chan	\$520,000	\$144	Gary & Ella Delmonaco	
Closed 3/17/2021	19	6820 N. Solaz Primero	Denis & Jenny Polian	\$790,000	\$173	Kenneth Scott Findlay & Winne Pui Wah Ling	
<b>TOTAL</b>	<b>3</b>						

**RENTALS**

Status	Lot	Address	Owner	Tenants	
Long term Rental	53	6814 N. Solaz Cuarto	Matthew/Margarette O'Brien	William & Megan Diefenbach	
Long term Rental	25	6990 N. Solaz Segundo	Huatung "Tim" Wang	Jonathan Wang (son)	
<b>TOTAL</b>	<b>2</b>				