

Catalina Foothills Estates No. 9 Association

Board of Directors Meeting

MINUTES

Meeting Date: MAY 10, 2021

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

Directors Absent: none

Guests present: Diane Frank

- 1. Call to Order & Quorum.** Sherri called the meeting to order at 7:05 pm.
- 2. Approval of Minutes dated March 8, 2021.** No comment. Nancy moved to approve the minutes, Anne seconded the motion. All voted in favor and the minutes were approved.
- 3. Governance updates.**
 - Calendar - The board reviewed the calendar and Sherri confirmed that the annual corporate report with the ACC had been filed
 - A.R.S. 33-1806 Resales Disclosures – no closings; two properties are listed for resale. Sherri will update the Board google drive with resale disclosure copies.
- 4. Owner Concerns.**
 - General Increase - Information Session dry run – The board did a dry run of the proposal for the increase to \$300 and discussed the multiple benefit to all the owners. Larry pointed out that the only time a special assessment was imposed was in 2006. The board discussed how our dues are significantly lower than neighboring associations. To be clear, even with the \$300 annual dues, the owners may still be required to pay a special assessment to cover the potential deficit in 2036. The deficit will be analyzed every five years. The board will distribute the proposal prior to the next meeting.
- 5. Reports & Actions.**
 - a. Treasurer's Report & Financials. Joyce reviewed the financial report. As of April 30, 2021, we have \$46,562.71 in savings, and \$24,196.36 in checking. We transferred \$5200 for the 2020-2021 allocation into the savings account. We had five owners pay in April for receipt of \$90 in late fees. Monthly storage unit fees were paid. For the 2021 assessment, all owners have paid. Joyce will update the income and expenses. Joyce will coordinate filing the tax return for the association.
 - b. Newsletter. Teri will include the \$300 dues proposal in the newsletter. Larry will be featured as the neighbor spotlight. Teri will also add a continuation of the mistletoe problem. She will also include an article about encouraging volunteers and new board members along with new meeting dates. The newsletter will be emailed to all owners in June.

Catalina Foothills Estates No. 9 Association

Board of Directors Meeting

MINUTES

c. Roads & Landscaping. – Larry reported that the clean up crew did the Altos streets last month and that in May they will be targeting the Circulo Solaz streets. They will take June, July and August off. From using volunteers, they were able to finish 4 streets in 10 hours saving the Association this expense. In September volunteers will focus on the Manzanita streets along with targeting the dead trees in the wash near the entry points to the neighborhood. He also suggested getting a dumpster so that owners could collectively throw away debris. He is also working with Rex Scott, county supervisor, to get Avenida de Posada on the repaving list for 2022.

d. Architecture & Compliance

- Basketball Goals & Sports Equipment - These structures are examined on an individual basis as to whether they are an eye sore or nuisance to neighbors. The board discussed that these structures should not be visible from the street. The board encouraged neighbors to talk to each other when a nuisance situation occurs.
- Woodpiles – The board discussed that owners should not accumulate wood piles on the lots or allow woodpiles to be visible from the street or the neighbors.
- Updated Architecture Request Forms – See website for updated forms. Owners must provide the board copies of the as-built drawings and owners are required to allow board inspections during and after construction.
- Variance Process and Standards – This process has been incorporated into the new request forms to encourage neighbor to neighbor dialog and prevent neighbor disputes.

6. Old Business.

- a. Wall Variance – Delmonaco – approval review / report from Kevin is pending, and vote will be via email.
- b. Excavation & Trailer – Williams – there was concern with the trampoline, trailer and dirt piles being visible from the road and by neighbors. A compliance letter will be drafted for board review.
- c. Flagpole variance request – Landers – Variance request received and will be reviewed further. Provided photos of adjusted pole height seem to be close to the height of the house. The board confirmed that all flagpoles can be no higher than the exterior elevation of the house. Teri will handle owner communications.

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

7. New Business.

- a. Approval of Carolyn Schmidt as legal counsel – approved by all directors. To be paid only as billed; no retainer is required.
- b. Database and compliance management – the board will explore software application technology and other options to ease the burden on any one board member, and to ensure continuity of the association functions long-term as board members leave or are added.

8. Next Meeting. The next Board meeting is to be held on **Monday June 14, 2021 at 7 pm** (moved to 2nd Monday)

9. Adjournment. The meeting was adjourned at 9:00 pm.

Submitted on behalf of the Board,
Sherri Durand
President & Secretary



Catalina Foothills Estates No. 9 Association

Board of Directors Meeting

MINUTES

TREASURER REPORT

MAY 10, 2021

CATALINA Foothills Estates No. 9			
PROPOSED ANNUAL BUDGET: 2021			
2/1/2021 - 1/31/2022		2/1/2021 - 1/31/2022	
4/30/21 Proposed Budget (Approved)			
Income Category	Planned Income (2020)	Planned Income (2021)	potential funding sources
Annual Dues	\$13,000.00	\$13,000.00	Fee increase - Nov. 2021 vote
Late Fees / Assessment	\$0.00	\$500.00	
Disclosure (Transfer) Fees*	\$720.00	\$865.00	20% increase - Feb. 2021 (Board vote, Max \$400)
Bank Interest**	\$25.00	\$5.00	
Other	\$0.00	\$0.00	
Total Income	\$13,745.00	\$14,370.00	
Expense Category	Planned Expense (2020)	Planned Expense (2021)	
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 Accou	\$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	
Transfer to RMR	\$5,200.00	\$5,200.00	
Total Expenses	\$15,980.00	\$16,700.00	

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		
Total Income	\$13,745.00	\$12,303.67	
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
Total Expenses	\$10,780.00	\$362.78	\$10,417.22

**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)

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		
Total Paid	12300	90

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	Lammon	William	2780 E Calle los Altos
Lot # 123	Park	Chi Yang & Sung Ok	2374 E Calle Los Altos
Lot # 130	Rosario	Karl Ginerio & Nino	2120 E Calle Los Altos

last transfer made on 3/3/2020

FUNDS ALLOCATION			
GENERAL FUND	24,196.36	Checking	
ROAD MAINTENANCE RESERVE	46,562.71	Savings	
TOTAL CASH IN BANK	70,759.07		

Catalina Foothills Estates No. 9 Association

Board of Directors Meeting

MINUTES

1	CATALINA Foothills Estates #9			
2	HOMEOWNERS ASSOCIATION P.O. Box #36225, Tucson, AZ 85740			
3	FINANCIAL REPORT FOR: As of 30-Apr-21			
4				
5	EQUITY POSITION	CHECKING 1139	SAVINGS 1269	TOTAL
6	AS OF 05/31/2020	\$ 24,364.45	\$ 76,357.21	\$ 100,721.66
7	AS OF 06/30/2020	\$ 22,320.06	\$ 76,359.05	\$ 98,679.11
8	AS OF 07/31/2020	\$ 21,738.52	\$ 41,359.59	\$ 63,098.11
9	AS OF 08/30/2020	\$ 21,928.13	\$ 41,359.94	\$ 63,288.07
0	AS OF 09/30/2020	\$ 20,969.35	\$ 41,360.28	\$ 62,329.63
1	AS OF 10/31/2020	\$ 18,654.35	\$ 41,360.63	\$ 60,014.98
2	AS OF 11/30/2020	\$ 17,806.23	\$ 41,360.97	\$ 59,167.20
3	AS OF 12/31/2020	\$ 16,727.53	\$ 41,361.32	\$ 58,088.85
4	AS OF 1/31/2021	\$ 22,971.53	\$ 41,361.67	\$ 64,333.20
5	AS OF 2/27/2021	\$ 27,232.14	\$ 41,361.99	\$ 68,594.13
6	AS OF 3/31/2021	\$ 28,855.75	\$ 41,362.34	\$ 70,218.09
7	AS OF 4/30/2021	\$ 24,196.36	\$ 46,562.71	\$ 70,759.07
8				
9	INCOME	DESCRIPTION	SOURCE	AMOUNT
0	INTEREST	SAVINGS ACCT	\$ 0.37	
1	HOA Annual Dues (2/2021-1/2022)	Homeowners (5 @ \$100/yr + \$90 late fee)	\$ 620.00	(pending 6 lots)
2		Title Security Agency		
3			SubTotal	\$ 620.37
4				
5	EXPENDITURES			
6	Storage Unit Rental	StorQuest	\$ 79.39	
7				
8			SubTotal	\$ 79.39
9				
0	BALANCE SHEET			
1	ASSETS			
2	Cash and Bank Accounts			
3		Checking at Bank of America	\$ 28,855.75	
4		Savings at Bank of America	\$ 41,362.34	
5		TOTAL Cash and Bank Accounts	\$ 70,218.09	
6				
7				
8	Other Assets			
9		Mail Box posts - 3	\$ 60/each	\$ 180.00 keep for 3 vacant lots
0		Recycling Bins - 2	\$ 6/each	\$ 12.00
1		Trash Cans - 12	\$ 50/each	\$ 600.00
2			TOTAL Other Assets	\$ 792.00
3			TOTAL ASSETS	\$ 71,010.09
4				
5	LIABILITIES	[None]	\$	-
6			TOTAL LIABILITIES	\$ -
7				
8				
9	TOTAL LIABILITIES & EQUITY		\$ 71,010.09	
0				
1				
2				
3				

Catalina Foothills Estates No. 9 Association

Board of Directors Meeting

MINUTES

A.R.S. 33-1806 Resales

MAY 2021

ACTIVE, PENDING & CONTINGENT LISTINGS

Status	Lot	Address	Owner	List price	Realtor	MLS
Contingent 6/22/2021	70	2301 E. Calle Los Altos	William & Margrit Laman	\$1,050,000	Mary Tosca Tierra Antigua (sent forms 4/29)	22109825
For Rent	79 & 82	6651 & 6625 N. Altos Segundo	Eun & Kwang Kim Lee	\$1,370,000 \$7,500 / month rent	Russ Lyons Sotheby's Suzanne & Matt Grogan 520 241-8099 Suzanne.grogan@russlyon.com	22028787
Active since 2/6/2021	66	6761 N. Placita Manzanita	Mittilda Raksanaves & Daniel Pearcy	\$1,795,000 Reduced to \$1,682,999	Maria Anemone Long Realty	22102988
Info Request only	80	6741 N. Placita Manzanita	James Green	n/a	Long Realty Dana Raney (sent forms 4/8)	n/a
TOTAL	4					

CLOSED SALES 2020 & 2021

Status	Lot	Address	Seller	Sales price	\$ sq/ft	Fee pd	Buyers
Closed 01/22/2021	75	6742 N. Altos Primero	Kathleen O'Brien	Listed at \$1,690,000 Sold at \$1,450,000	\$269	\$144	Todd & Marian Hand
Closed 01/28/2021	115	6520 N. Altos Tercero	Jonathan Chan	Listed \$520,00 sold at \$500,000	\$180	\$144	Gary & Ella Delmonaco
Closed 3/17/2021	19	6820 N. Solaz Primero	Denis & Jenny Polian	Listed and sold at \$790,000	\$237	\$173	Kenneth Scott Findlay & Winnie Pui Wah Ling
TOTAL	3						

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)
TOTAL	2			