

# Catalina Foothills Estates No. 9 Association

## MINUTES

Meeting of the Board of Directors  
[Cat9.org](http://Cat9.org)

Meeting Date: **June 13, 2022**

Directors Present: Joyce Su, Larry Ivy, Nancy Kay, Sherri Durand, Gary Delmonaco

Directors Absent: Anne Segal

Guests Present: Diane Frank, Jim Ponzo

Secretary: Conni Struse

1. Call to Order & Quorum. Joyce ran the meeting this week and called the meeting to order at 7:03pm. Roll call, all present except Anne Segal.
2. Approval of Minutes dated May 9, 2022. Larry moved to approve the minutes, Gary seconded the motion. Unanimously approved.
3. Reports & Actions
  - a. Owner comments - none
  - b. Governance - Sherri reminded everyone that email spoofs and phishing continue claiming to be from the President. You may have received a text or email similar to “can you give me a minute” or “can you buy gift cards and I will pay you back.” These are not real emails. Do not reply or click on any links. Add the email sender to your blocked contacts.
  - c. Architecture - Seller of Lot 12 at 6921 N. Solaz Primero removed the water collection pipe and tank. Thanks go to Larry for pointing out this compliance issue so we could resolve it quickly and in everyone’s best interest as part of the resale acknowledgment.
  - d. Financial Reports/Budget - Gary presented the financial report.

Checking account balance is \$57,838.41 and savings account balance is \$46,567.79. Store Quest storage unit monthly price has increased to \$89.40. Other expenses included reimbursement of printing and mailing for prior election year.

e. Roads & Landscaping - Larry reported that in May he and three volunteers cleaned up the Solaz streets and Calle Los Altos. Jim and Larry installed caution signs on Circulo Solaz and Calle Los Altos for a total of eight signs. Avenida Posada is again back on the schedule for improvement by the county in 2022, and the work may be performed by the fall. In July, Larry will clean the storm debris from the roads depending upon storm season needs.

f. Calendar - Larry covered the election tasks. Jim Ponzo will ask Richard to blast an email to the members to submit candidate forms, and he will write an article to be published in the next newsletter.

g. Resales - Sherri reported that the new owner for Lot 12, Barrett Zeinfeld, sent in the recorded deed, disclosure fee of \$208 and the signed acknowledgment of receipt of neighborhood documents.

#### 4. Old Business

a. Trash contract renewal - Fuel prices and landfill costs have gone up over the past two years. Hughes Sanitation Services would like to increase the monthly fees to \$26 plus \$1 fuel surcharge effective July 1. Hughes will also increase the fuel surcharge if the price of diesel reaches \$7 per gallon, and again if it reaches \$10 per gallon. Sherri made a motion to accept the new prices and possible increase in fuel surcharges, seconded by Gary. Unanimously approved. Sherri will circulate a draft of the updated contract.

b. Elections - Conni has not received any candidate forms. A draft ballot will be presented at the September board meeting. The candidate interest form is on the website at [www.cat9.org](http://www.cat9.org) and is due by August 1 for inclusion on the draft of the ballot for September.

c. Update on investment proposal - Bank of America does not support HOA investing unless it is a large sum. Gary will talk to Edward Jones tomorrow. Gary proposes investing \$55,000 in a treasury note for

two years. Larry suggested that the board purchase a CD from the bank that holds the checking and savings accounts.

5. New Business - Joyce was notified that a suspicious car was cruising the neighborhood at midnight.
6. Adjournment - Larry made a motion to adjourn the meeting, seconded by Gary. Unanimously approved. Meeting adjourned at 7:41 pm.

Next BoardMeeting - **September 12, 2022 at 7:00 PM**

Submitted on behalf of the board,

*Conni Struse*

Conni Struse, Secretary

**Attachments:**

**Resale Report**

**Calendar**

**Financial Reports**

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

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

JUNE 2022

**ACTIVE LISTINGS 2022**

Status	Lot	Address	Owner	List price	Realtor	MLS

**PENDING, CONTINGENT & CLOSED SALES 2022 (FEB 1, 2022- CURRENT)**

Closing Date	Lot	Address	Buyer	Seller	Sales price	Fee pd	Title form provided	CAT 9 CCR receipt received	Welcome Letter sent
<b>CLOSED 06/01/22</b>	12	6921 N. Solaz Primero	Barrett Zeinfeld 3143 E Macenroe Lane, Tucson, AZ 85716	Michael and Karen Austin	\$952,000	\$208	X 5/24/22	NO – sent follow-up 6/10	
<b>CLOSED 2/28/22</b>	116	<b>6521 N. Altos Tercero</b>	Cameron Bedry Tasha Bedry Lane Shinnick	Carrie and Scott Spillane	\$849,000	\$208	x	x	x
	<b>2</b>								

**Acknowledgment of receipt of neighborhood documents received from buyer of Lot 11.**

8	AU6	<b>Roads &amp; Landscaping</b>	Sign contract for trash collection
8	AUG	<b>Secretary</b>	Draft Agenda and send board package for September meeting
8	AUG	<b>Webmaster</b>	Publish reminder for Elections on website; send reminders ** new **
9	SEPT	<b>Board</b>	1-September Board meeting
9	SEPT	<b>Board</b>	<b>Agenda Item</b> - Board vote on voting legal approach (prior to meeting (ARS 10-3708) or at meeting (ARS 33-1812), electronic voting, and number of directors for ballot
9	SEPT	<b>Elections</b>	Draft article for OCTOBER newsletter (Bios, pictures, articles)
9	SEPT	<b>Elections</b>	<b>Agenda Item</b> - Review final ballot legal approach, members nominated, electronic voting details
9	SEPT	<b>Elections</b>	Finalize speaker details, annual meeting location, and any electronic voting arrangements with Board
9	SEPT	<b>Elections</b>	Collect bios and make revisions to ballot and agenda
9	SEPT	<b>Elections</b>	Circulate to Board copy of the final Ballots and Agenda for printing
9	SEPT	<b>Newsletter</b>	Circulate draft OCT newsletter to board
9	SEPT	<b>President</b>	Obtain updated insurance quote and certificate of insurance (expires Oct) (if needed)

## CALENDAR REMINDERS, JUNE - SEPTEMBER, 2022

6	JUNE	<b>Board</b>	1-June Board meeting
6	JUNE	<b>Elections</b>	<b>Agenda Item</b> - Candidate Kickoff - Interest forms and biography due by Aug 1
6	JUNE	<b>Newsletter</b>	Publish JUNE Newsletter
6	JUNE	<b>President</b>	Coordinate with legal counsel to file property liens for unpaid assessments
6	JUNE	<b>Roads &amp; Landscaping</b>	Confirm road sweep June - July
6	JUNE	<b>Secretary</b>	Upload May approved minutes to Google Drive and website
7	JULY	<b>Board</b>	No regular board meeting
7	JULY	<b>Elections</b>	Outreach and follow-up to any candidate questions
8	AUG	<b>Board</b>	No regular board meeting
8	AUG	<b>Elections</b>	Collect Candidate Interest forms & Biography - due by August 1
8	AUG	<b>Elections</b>	To Board - Draft ballot, annual meeting agenda & proposed amendments (if any)
8	AUG	<b>Elections</b>	Ensure Legal Counsel compliance review for voting approach, ballot and agenda (with Officers)
8	AUG	<b>Roads &amp; Landscaping</b>	Review trash collection contract performance; obtain bids or renew



2/1/2022 - 1/31/2023		As of 05/31/2022					
Income Category	Planned Income (2022)	Actual Income (2022)	Balance	Notes		2022	Annual Fee
Annual Dues - 2022 (\$300 x 130)	\$39,000.00	\$40,000.00	\$(1,000.00)	Includes \$4000.00 Jan22		Jan	\$4,000.00
Late Fees	\$120.00	\$75.00	\$45.00		was \$500	Feb	\$27,101.00
Disclosure (Transfer) Fees*	\$1,040.00	\$208.00	\$832.00		was \$858	Mar	\$7,999.00
Bank Interest**	\$5.00	\$1.14	\$3.86			Apr	\$900.00
Other_1 (pmt & refund no rec bin +\$6-\$6)	\$0.00	\$6.00	\$(6.00)			May	
Other_2 (refund Assessment ov'pmt)	\$0.00		\$1,000.00			June	
Other Maint Mail Box (Lot 116)	\$0.00	\$7.00	\$(7.00)			July	
<b>Total Income (without savings interest)</b>	<b>\$40,160.00</b>	<b>\$39,296.00</b>	<b>\$864.00</b>			August	
<b>Total Income</b>	<b>\$40,165.00</b>	<b>\$39,297.14</b>	<b>\$867.86</b>			<b>Total before adj*</b>	<b>\$40,000.00</b>
						<b>Total after adjustment</b>	<b>\$39,000.00</b>
Expense Category	Planned Expense	Actual Expenses (2022)		Notes			
Taxes + Preparation	\$500.00		\$500.00				
Road Sweeping (Landscaper)***	\$1,000.00	\$70.26	\$929.74	No landscaper for 2021	was \$4,800		
Insurance	\$2,000.00	\$966.00	\$1,034.00				
Professional fees	\$2,500.00	\$34.50	\$2,465.50		was \$300		
Rent (Storage Unit)	\$1,000.00	\$338.16	\$661.84				
HOA Meeting Room	\$350.00		\$350.00				
Office Supplies	\$100.00		\$100.00				
HOA PO Box rental	\$250.00	\$232.00	\$18.00				
Printing & Postage	\$500.00	\$214.16	\$285.84				
Website	\$100.00	\$19.99	\$80.01				
Maintenance (signs/posts)	\$1,500.00	\$362.08	\$1,137.92				
Miscellaneous (admin)	\$100.00		\$100.00				
<b>Total Expenses</b>	<b>\$9,900.00</b>	<b>\$2,237.15</b>	<b>\$7,662.85</b>				
Transfer to Road Maintenance Repair (Savings or other as approved)				last transfer made on 4/7/2021			
<b>Total Expenses + Transfers</b>	<b>\$30,260.00</b>	<b>\$2,237.15</b>	<b>\$30,260.00</b>	<b>\$37,922.85</b>	<b>**</b>		
* Assesment Refunds shown as net \$0 (- to income / + to expenses)							
** Bank interest not included in budgeted expenses							