

Catalina Foothills Estates No. 9 Association

MINUTES

Meeting of the Board of Directors

Cat9.org

Meeting Date: **October 10, 2022**

Directors and Officers Present: Gary Delmonaco, Sherri Durand, Larry Ivy, Nancy Kay, Anne Segal

Directors and Officers Absent: Joyce Su, Conni Struse

Guests Present: Jim Ponzo, Tom Horvath, Diane Frank

1. Call to Order & Quorum. Sherri ran the meeting this week and called the meeting to order at 7:02 p.m.

2. Approval of Minutes dated September 13, 2022. Nancy made a motion to approve the minutes of the Board of Directors meeting on September 13, 2022. Anne seconded the motion. Unanimously approved.

3. Owner Comments. Diane asked about the owner database and commented that in the past only the Board had access. The Board discussed and agreed that only the Board should have access. Anne made a motion that access to the Board's owner database be given only to elected Board members (and officers). Sherri seconded the motion. Unanimously approved. Conni and Sherri will secure the database file so that only Board members and officers will have access.

4. Reports & Actions

a. Election Committee. Larry reported that the ballot and annual meeting agenda have been prepared for mailing on October 15, 2022. The envelopes are being safely guarded by his two bulldogs, Ozzy and Gabby. The envelopes contain the ballot, agenda, ballot envelope and stamped return envelope. The Board has allowed five positions, and there are five candidates who requested to be on the ballot. The ballots will be collected and counted before the annual meeting. The winners will

be announced at the annual meeting. There is no speaker this year, and the meeting will be on Zoom.

b. Roads & Landscaping. There were a few rains between September and October. Don who lives on Solaz Cuarto helped Larry clean Circulo Solaz. Larry will contact Hughes Sanitation the first week of November to set up a dumpster for landscape cuttings on the Valdes's property.

c. Financial Reports/Budget. Income for September 2022 was \$.38. The savings account balance is \$46,509.35, and the checking account balance is \$54,246.67. Expenses for the month were \$1,682.14. The total assets are \$101,496.02.

d. Architecture. Anne made an inquiry to the Hallaqs regarding their pool house but has not heard back from them. Larry was going to check on the height of the building but is waiting for them to finish the stucco. Sherri will send the plans to Larry, with a copy to Anne, and Larry will check on the end date of the project.

5. Old Business

a. Investment Proposal Update. Sherri and Gary met with Edward Jones to finalize the paperwork for the \$70,000 investment. The rate of return should be in the range of 4.02% - 4.2%. The delay in getting this done has resulted in a better return rate. The maturity date will match up with servicing the road with a 30-month investment. Gary will choose the best option between CDs and T-bills. Next year's homeowners' dues allocation for investment will be decided after collection next year. Hopefully it will be about \$30,000.

b. Equipment Proposal. In September there was a proposal to purchase an electric leaf blower. Larry emailed the neighborhood requesting a donation of a blower. There was an offer from a homeowner to lend their gas leaf blower. The Board does not want to be responsible for maintenance and use of a borrowed gas leaf blower. Tung Bui let Larry try his electric leaf blower which cleaned Circulo Solaz in less than 20 minutes. The cost for a new blower is \$448 plus tax. It was quiet, easy to use and very efficient. Larry made a motion for the Board to spend \$448 plus tax to purchase an electric leaf blower. Nancy Kay

seconded the motion. Avenida de Posada would be included in the road cleanup. Gary noted that there was money in the budget for maintenance to cover the cost. The blower will be used only on the roads, and only as early as 7:00 a.m. in the summer and as late as 5:00 p.m. Unanimously approved.

6. New Business. None.

7. Adjournment. Larry made a motion to end the meeting. Nancy seconded the motion. Meeting adjourned at 8:15 p.m.

Next Board Meeting is **November 7, 2022, following the Annual Meeting**

Submitted on behalf of the Board,

Conni Struse

Conni Struse, Secretary

Attachments:

**Resale Report
Financial Reports**

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

A.R.S. 33-1806 Resales

OCTOBER 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
CLOSED 06/01/22	12	6921 N. Solaz Primero	Barrett Zeinfeld 3143 E Macenroe Lane, Tucson, AZ 85716	Michael and Karen Austin	\$952,000	\$208	Yes	Yes	Yes
CLOSED 2/28/22	116	6521 N. Altos Tercero	Cameron Bedry Tasha Bedry Lane Shinnick	Carrie and Scott Spillane	\$849,000	\$208	Yes	Yes	Yes
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