

Catalina Foothills Estates No. 9 Association

MINUTES

Meeting of the Board of Directors

Cat9.org

Meeting Date: **January 9, 2023**

Directors and Officers Present: Larry Ivy, Jim Ponzo, Conni Struse, Joyce Su

Directors and Officers Absent: Tom Horvath, Anne Segal, Nancy Kay

Guests Present: Diane Frank, Gary Delmonaco

1. Call to Order & Quorum. Joyce called the meeting to order at 7:06 p.m., and a roll call established a quorum.
2. Approval of Minutes of Meeting held December 12, 2022. Larry made a motion to approve the minutes of the Meeting of the Board of Directors dated December 12, 2022, seconded by Jim. Unanimously approved.
3. Owner Comments. None.
4. Reports and Actions
 - a. Financial Reports/Annual Budgets. Gary presented financial reports as of December 31, 2022. The checking account balance is \$22,331.67, and the savings account balance is \$6,569.70. Interest income for the month was \$.06, and nothing from home sales. Expenses for the month were \$189.70. Expenses for the year were \$1,948.11 less than planned. Larry made a motion to approve the financial reports, seconded by Jim. Unanimously approved.
 - b. Roads and Landscaping. Larry cleaned Solaz Primero with the electric blower in an hour and a half. He acquired the new battery, and it worked out well.
 - c. Architecture. None to report.

d. Resales. None to report.

e. Calendar. Joyce announced the tasks for January. Joyce will submit the list of new board members and officers to the insurance company and obtain a new certificate.

5. Old Business

a. New Treasurer Transition. Gary and Jim are working on the list of things to do. Gary will prepare the assessment mailing. Joyce, Jim and Gary will go to the bank and to Edward Jones to change signature cards. When they go to Edward Jones, they will ask about investment minimums to move more money from savings into investments to maximize returns.

b. Inventory Audit. Larry and Conni inventoried the storage unit which contained three mailbox poles, 11 trash cans, miscellaneous records, house plans, and a small quantity of office supplies.

c. Neighborhood Party. Anne will provide a proposed date for February.

6. New Business

a. Annual Assessment Letter. Gary presented a draft letter for the annual assessment mailing. Jim will find an email address that will be easily transferred to subsequent treasurers and send it to Gary for the assessment letter. The Zelle account for payments will remain the same. Larry made a motion to approve the annual assessment letter, including the new email address for the treasurer, seconded by Jim. Unanimously approved.

b. Task Force for Roads Assessment. The Arizona Supreme Court decision No. CV-20-0152-PR ruled that HOA's require the consent of 100% of homeowners to approve a change to the CCRs. Jim will review the ruling and write a summary for the newsletter. The Board agreed not to go forward with the task force if a unanimous vote is required to change the assessment for roads because it would likely be impossible to achieve.

c. Disclosure Fee Increase. Jim made a motion to approve the 20% increase of the disclosure fees from \$208 to \$250, seconded by Larry. Unanimously approved.

d. Election Committee. Jim and Larry agreed to work on the election along with the secretary.

e. Newsletter Input. Larry will write an article regarding roads and landscaping. Gary will write an article about the investments with Edward Jones. Jim will write an article about the Supreme Court ruling regarding CCR's amendment. Jim agreed to be a featured homeowner for the newsletter. The list of new board members and officers will be included.

7. Adjournment. Larry made a motion to end the meeting. Jim seconded the motion. Meeting adjourned at 8:00 p.m.

Next Board Meeting is **February 13, 2023**.

Submitted on behalf of the Board,

Conni Struse

Conni Struse, Secretary

ATTACHMENTS:

Financial Reports
Resales Report
January Calendar
Assessment Letter

FINANCIAL REPORTS

CATALINA FOOTHILLS ESTATES NO. 9				
Budget Planned Vs Actual with Balance				
2/1/2022 - 1/31/2023		As of 12/31/2022		
Income Category	Planned Income (2022)	Actual Income (2022)	Balance	Notes
Annual Dues - 2022 (\$300 x 130)	\$39,000.00	\$40,000.00	\$(1,000.00)	Includes \$4000.00 Jan22
Late Fees	\$120.00	\$75.00	\$45.00	
Disclosure (Transfer) Fees*	\$1,040.00	\$416.00	\$624.00	
Bank Interest**	\$5.00	\$3.45	\$1.55	Reduced due to Transfer
Other_1 (pmt & refund no rec bin +\$6-\$6)	\$0.00	\$6.00	\$(6.00)	
Other_2 (refund Assessment ov/pmt)	\$0.00	\$(1,000.00)	\$1,000.00	
Other Maint Mail Box (Lot 116)& T Can	\$0.00	\$67.00	\$(67.00)	
Total Income (without savings interest)	\$40,160.00	\$39,564.00	\$596.00	
Total Income	\$40,165.00	\$39,567.45	\$597.55	
Expense Category	Planned Expense	Actual Expenses (2022)		Notes
Taxes + Preparation	\$500.00	\$67.44	\$432.56	In house Prep 2022
Road Sweeping (Landscaper)***	\$1,000.00	\$93.76	\$906.24	No landscaper for 2022
Insurance	\$2,000.00	\$1,937.50	\$62.50	971.50 pd 9/30-rec 10/3
Professional fees	\$2,500.00	\$3,034.50	\$(534.50)	
Rent (Storage Unit)	\$1,000.00	\$966.06	\$33.94	
HOA Meeting Room	\$350.00	\$100.00	\$250.00	
Office Supplies	\$100.00		\$100.00	
HOA PO Box rental	\$250.00	\$232.00	\$18.00	
Printing & Postage	\$500.00	\$546.70	\$(46.70)	
Website	\$100.00	\$114.98	\$(14.98)	
Maintenance (signs/posts)	\$1,500.00	\$843.95	\$656.05	
Miscellaneous (admin)	\$100.00	\$15.00	\$85.00	
Total Expenses	\$9,900.00	\$7,951.89	\$1,948.11	
Transfer to Road Maintenance Repair (Savings or other as approved)	\$30,260.00	\$30,000.00	\$30,260.00	Transfer made 10/20/2022
Total Expenses + Transfers	\$40,160.00	\$37,951.89	\$32,208.11	**

* Assessment Refunds shown as net \$0 (- to income / + to expenses)

** Bank interest not included in budgeted expenses

CATALINA FOOTHILLS ESTATES #9	
HOMEOWNERS ASSOCIATION	P.O. Box #36225, Tucson, AZ 85740
FINANCIAL REPORT FOR:	As of 12/31/2022

EQUITY POSITION	CHECKING 1139	SAVINGS 1269 (Road Reserve)	TOTAL
AS OF 11/30/2021	\$ 21,943.98	\$ 46,565.50	\$ 68,509.48
AS OF 12/31/2021	\$ 21,554.10	\$ 46,565.85	\$ 68,119.95
AS OF 1/31/2022	\$ 24,725.56	\$ 46,566.25	\$ 71,291.81
AS OF 2/28/2022	\$ 51,190.03	\$ 46,566.61	\$ 97,756.64
AS OF 3/31/2022	\$ 58,283.68	\$ 46,567.01	\$ 104,850.69
AS OF 4/30/2022	\$ 57,961.11	\$ 46,567.39	\$ 104,528.50
AS OF 5/31/2022	\$ 57,838.41	\$ 46,567.79	\$ 104,406.20
AS OF 6/30/2022	\$ 57,906.71	\$ 46,568.17	\$ 104,474.88
AS OF 7/31/2022	\$ 57,742.01	\$ 46,568.57	\$ 104,310.58
AS OF 8/31/2022	\$ 55,928.81	\$ 46,568.97	\$ 102,497.78
AS OF 9/30/2022	\$ 54,246.67	\$ 46,569.35	\$ 100,816.02
AS OF 10/31/2022	\$ 22,631.06	\$ 6,569.59	\$ 29,200.65
AS OF 11/30/2022	\$ 22,521.37	\$ 6,569.64	\$ 29,091.01
AS OF 12/31/2022	\$ 22,331.67	\$ 6,569.70	\$ 28,901.37

[illegible]

BALANCE SHEET			
ASSETS			
Cash and Bank Accounts			
	Checking at Bank of America	\$	22,331.67
	Savings at Bank of America	\$	6,569.70
	TOTAL Cash and Bank Accounts	\$	28,901.37
Other Assets			
	Mail Box posts - 3	\$60/each	\$ 180.00
	Recycling Bins - 0	\$6/each	\$ -
	Trash Cans - 10	\$50/each	\$ 500.00
	TOTAL Other Assets	\$	680.00
	TOTAL ASSETS	\$	29,581.37
LIABILITIES			
	[None]		-
	TOTAL LIABILITIES	\$	-
TOTAL LIABILITIES & EQUITY		\$	29,581.37

INVESTMENT			
	Edward Jones		
	30 Month T-Notes	573,000 purchased @ 95.67142	\$ 69,840.14
		Accrued Interest	\$ 26.32
		Transaction Fee	\$ 4.95
	Net Investment 10/20/22		\$ 69,871.41
		Brokerage Fee	\$ 128.59
	Total Cash Transferred		\$ 70,000.00

CATALINA FOOTHILLS ESTATES NO. 9

APPROVED ANNUAL BUDGET: 2023

2/1/2023 - 1/31/2024			
	v 2022 Approved	Proposed Budget (Approved 12/11/22)	
Income Category	Planned Income (2022)	Planned Income (2023)	potential funding sources
Annual Dues	\$39,000.00	\$39,000.00	
Late Fees / Assessment	\$120.00	\$195.00	4@ \$15, 3@ \$30, 1@ \$45
Disclosure (Transfer) Fees*	\$1,040.00	\$750.00	20% increase - Feb. 2023 (Max 400) = 3 Sales
Bank Interest**	\$5.00	\$0.60	Lower Balance
Other	\$0.00	\$0.00	
Total Income	\$40,165.00	\$39,945.60	
W/O Bank Interest	\$40,160.00	\$39,945.00	
Expense Category	Planned Expenses (2022)	Planned Expenses (2023)	
Taxes + Preparation	\$500.00	\$570.00	In house Prep 2020-22 - Inflation included
Roads / Landscaping	\$1,000.00	\$1,080.00	Work by L. Ivy's volunteer crews & Outside Landscp
Insurance	\$2,000.00	\$2,160.00	8% for inflation
Professional fees	\$2,500.00	\$2,250.00	Do not expect same need as 2022
Rent (Storage Unit)	\$1,000.00	\$1,157.00	8% for inflation
HOA Meeting Room / Zoom Account	\$350.00	\$350.00	2022 Not invoiced yet
Office Supplies	\$100.00	\$100.00	2022 rolled into printing & stamps
PO Box rental	\$250.00	\$250.00	8% for inflation on 2022 actual
Printing + stamps	\$500.00	\$600.00	Includes election & annual assessment mailing +8%
Website	\$100.00	\$103.00	8% for inflation on 2022 actual
Maintenance (signs/posts)	\$1,500.00	\$1,200.00	2022 Actual will finish lower
Miscellaneous (Admin)	\$100.00	\$100.00	TBD
Total Expenses (W/O T Notes)	\$9,900.00	\$9,920.00	
<i>Investment (Treasury Notes) - Max</i>	<i>\$30,260.00</i>	<i>\$30,025.00</i>	
Total Expenses (With T Notes)	\$40,160.00	\$39,945.00	
Approved 12/12/2023			

A.R.S. 33-1806 Resales

JANUARY 2023

NO CHANGES

ACTIVE LISTINGS 2023

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
	2								

Calendar - January

MONTH	ROLE	TASK / ACTION	
JAN	Board	1-January Board meeting	
JAN	Board	Agenda Item - Board vote on 2022 BUDGET and Annual Assessment (CCR Section 7(b)(3))	
JAN	Board	Agenda Item - Board vote on Disclosure Fee amount / increase for resales ARS 33-1806	
JAN	Elections	Agenda Item - Election Committee Feb 1 - Jan 31	
JAN	Newsletter	Brainstorm themes, featured owners and FAQs	
JAN	Newsletter	Circulate draft FEB newsletter to board	
JAN	President	Sign bank signature cards with officers at bank. Bring COPY of approved minutes naming officers.	
JAN	President	Notify D&O insurance company of new director list; get updated COI (CCR Section 9)	
JAN	Roads & Landscaping	Review bids and sign contracts for landscaping & road sweeping, as needed	
JAN	Roads & Landscaping	Coordinate Roll-off location and provide reminders to owners	
JAN	Roads & Landscaping	Sweep roads – January	
JAN	Secretary	Distribute board book materials and updates + upload to Google Drive	
JAN	Secretary	Draft Agenda and send board package for February meeting	
JAN	Treasurer	Provide Financial Report and Budget actuals to planned	
JAN	Treasurer	Request new ATM / bank card as applicable	
JAN	Treasurer	Agenda Item - Provide form of assessment letter for Board review and approval	
JAN	Treasurer	Assessments - mail Assessment Letter to owners (CCR Section 7(b)(2))	
JAN	Treasurer	Pay Post Office Box lease rent (expires February); check signature cards	
FEB	Architecture	Review intake forms and Architecture Guidelines for updates and refinements	
FEB	Architecture	Publish annual reminder to owners on Intake steps, guidelines and contact info	

Lot # _____

**CATALINA FOOTHILLS ESTATES #9
CAT9 HOA ANNUAL ASSESSMENT**

January 22, 2023

First Notice

Total Due: \$300.00

Annual Assessment:	<u>\$300.00 per year per lot</u>
Covers the period:	February 1, 2023 – January 31, 2024
Payment Information:	Catalina Foothills Estates #9 P.O. Box # 36225 Tucson, AZ 85740 ATTN: Treasurer
Include on checks:	NAME, ADDRESS, LOT NUMBER
<i>For Zelle (electronic transfers, BOA): cat9hoa@gmail.com</i>	

Dear CAT9 HOA Owners:

As approved by the homeowners in our association, and subsequently defined by the Covenants, Conditions & Restrictions, the owners of each CAT9 lot are required to pay an annual assessment of \$300.00. Your annual assessment is due and payable for 2023. Annual assessments must be postmarked or received by **March 1, 2023**. Please remember to write your lot number (see above) on your check for accurate processing. For a copy of the CC&Rs for CAT9, go to <http://www.cat9.org>.

Late Payment Information:

Unpaid accounts incur penalties as follows:

- *Additional \$15.00 each month after March 1, 2023 until paid. For example:*
 - Payment received during March 1-31, 2023: Owe \$315.00
 - Payment received during April 1-30, 2023: Owe \$330.00
 - Payment received during May 1-31, 2023: Owe \$345.00
- If assessment is not paid by **May 31, 2023**, a lien may be legally recorded against the property. An additional **\$50.00** per month will be charged until the assessment payment is made and the lien removed. Homeowner(s) are responsible to pay any/all legal expenses incurred by the Association in collecting this assessment.

Please Note: This is not an invoice for Catalina Foothills Association (CFA) (www.CFATucson.org) CFA is a separate association with a \$20.00 voluntary contribution.

If you have any questions, please email us at 'cat9_tr@yahoo.com'. For CAT9 information including the CC&R's, go to <http://www.cat9.org>.

Best Regards,

Jim Ponzo

CAT9 HOA Treasurer (2023)

Gary Delmonaco

CAT9 HOA Treasurer (2022)