

Catalina Foothills Estates No. 9 Association

MINUTES

Meeting of the Board of Directors

Cat9.org

DIRECTORS

Larry Ivy
Nancy Kay
Tom Horvath
Jim Ponzo
Anne Segal
Joyce Su

OFFICERS

President, Joyce Su
Vice President, Jim Ponzo
Treasurer, Jim Ponzo
Secretary, Conni Struse

SPECIAL ASSIGNMENTS

Newsletter, Teri Ellen
Webmaster, Dick Bryant

Meeting Date: **February 13, 2023**

Directors and Officers Present: Tom Horvath, Nancy Kay, Jim Ponzo, Anne Segal, Conni Struse, Joyce Su

Directors and Officers Absent: Larry Ivy

Guests Present: Diane Frank

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 January 9, 2023. Jim made a motion to approve the minutes of the Meeting of the Board of Directors dated January 9, 2023, seconded by Tom. Unanimously approved.
3. Owner Comments. Diane received a notice from Bill Golden that his trash can was stolen. She told him to contact Dick Bryant. Diane would like to see the financial report attached to the meeting agenda. The Treasurer shares the financial report on the screen at the zoom meeting, and when the Board reviews and approves it, the final reports are attached to the minutes of the meeting.

4. Reports and Actions

- a. Financial Report/Budget. Jim presented the financial report for January. There is \$6,100.06 in the savings account and \$27,793.50 in the

checking account. Total assets are \$108,530.34. Interest for the investment are accrued twice a year.

b. Roads and Landscaping. Larry finished cleaning and trimming all the roads in January. The next time there will be road cleaning will be in April. Tom is happy that Avenida de Posada is now repaved. Anne said that Manzanita has also been paved.

c. Architecture.

(1) Lot 74, 2425 E Calle Los Altos - Mrs. Hallaq reported to Anne that the painting for her addition is finished.

(2) Lot 62, 6741 N Altos Primero - Mrs. Sullivan informed Anne that she will be repairing cracks on her house, and that the color will remain the same.

d. Resales. None to report.

e. Calendar. Nancy highlighted the Treasurer's jobs which include collecting the annual assessments, which are due by March 1.

5. Old Business

a. New Treasurer Transition. Bank of America still hasn't finished with the account transfer for Jim to access the accounts. He is collecting checks from the mail but is unable to deposit them.

b. Insurance Update. Joyce will get a certificate from Farmers Insurance.

c. CC&R Amendment. Jim reviewed Arizona Supreme Court decision No. CV-20-0152-PR regarding CC&R amendment and determined that the facts of this case were not applicable to our situation. He summarized that a majority of members need to approve an amendment to the CC&Rs. Anne believed that there was a statute that changed the law to require unanimous approval of the members to amend the CC&Rs. She will research the statute.

d. Neighborhood Task Force. The decision to create a task force to explore the issue regarding road assessment allocation among owners

not living on HOA roads will be continued.

e. Newsletter. Draft not yet received.

f. Neighborhood Party. Anne proposed April 23 from 5:00 to 7:00. Children will be included. The party will include pot luck for appetizers, side dishes and dessert, Anne will provide BBQ beef main course, and BYOB. The theme is the first annual Board Party.

6. New Business

a. Review Election Policy. No reason to change it.

b. Audit Team for Finances. Updated in the future.

7. Adjournment. Tom made a motion to end the meeting. Anne seconded the motion. Meeting adjourned at 8:16 p.m.

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

Submitted on behalf of the Board,

Conni Struse

Conni Struse, Secretary

ATTACHMENTS:

Financial Reports

Resales Report

Calendar

FINANCIAL REPORTS

CATALINA FOOTHILLS ESTATES #9
HOMEOWNERS ASSOCIATION P.O. Box #36225, Tucson, AZ 85740
FINANCIAL REPORT FOR: As of 01/31/2023

EQUITY POSITION	CHECKING 1139	SAVINGS 1269 (Road Reserve)	TOTAL
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
AS OF 1/31/2023	\$ 27,793.50	\$ 6,569.76	\$ 34,363.26

INCOME	DESCRIPTION	SOURCE	AMOUNT
INTEREST	Jan-23	SAVINGS ACCT	\$ 0.06
Assessment - 23-34	Jan-23	Transfers	\$ 6,100.00
Assessment - 23-34	Jan-23	Checks	^ As of 1/31
			SubTotal \$ 6,100.06
EXPENDITURES			
Storage Unit Rental	Jan-23	StorQuest	\$ 89.70
Larry Ivy-Blower Battery	Jan-23	To Larry Ivy	\$ 232.80
Sherri Durand (Board Binders)	Jan-23	To Sherri Durand	\$ 210.53
Annual Ass.-Stamps (USPS)	Jan-23	USPS	\$ 84.00
Annual Ass.-Print (OffMax)	Jan-23	Off Max	\$ 21.20
Transfers			
Investment			
Misc			
Maintenance			
Insurance			
			SubTotal \$ 638.23

BALANCE SHEET**ASSETS****Cash and Bank Accounts**

Checking at Bank of America	\$	27,793.50
Savings at Bank of America	\$	6,569.76
TOTAL Cash and Bank Accounts	\$	34,363.26

Investment Account	Balance 12-31-2022=	\$ 73,437.08
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Other Assets

Mail Box posts - 3	\$60/each	\$ 180.00	keep for 3 vacant lots
Recycling Bins - 0	\$6/each	\$ -	No recycle bin left -1/1/2022
Trash Cans - 11	\$50/each	\$ 550.00	
TOTAL Other Assets		\$ 730.00	
TOTAL ASSETS		\$ 108,530.34	

LIABILITIES

[None]	\$ -
	TOTAL LIABILITIES \$ -

TOTAL LIABILITIES & EQUITY	\$ 108,530.34
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INVESTMENT**Edward Jones**

Initial Investment (10-20-2022) =	\$ 70,000.00
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30 Month T-Notes	\$73,000 purchased @ 95.67142	\$ 69,840.14
Accrued Interest	\$ -	26.32
Transaction Fee	\$ -	4.95
Net Investment 10/20/22 includes .2% markup of \$139.40	\$ 69,871.41	

Account Balance Dec 31, 2022

US Treasury Notes @2.625%, Mature 04/15/2025 for \$73,000	\$ 73,308.49
Cash	\$ 128.59
Account Total	\$ 73,437.08

Realized Gains/Interest Paymen	\$ -
Unrealized Gains:	\$ 3,565.67

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
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Calendar for January - February, 2023

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	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	President	Notify D&O insurance company of new director list; get updated COI (CCR Section 9)	
JAN	Secretary	Distribute board book materials and updates + upload to Google Drive	
JAN	Secretary	Upload December approved minutes to Google Drive and website	
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	
FEB	Board	1-February Board meeting	
FEB	Elections	Agenda Item - Review Draft of Election Policy and Procedure	
FEB	Elections	Draft article for FEBRUARY about policy update	
FEB	Newsletter	Publish FEBRUARY Newsletter	
FEB	Secretary	Check PO box for corporate annual report form (past due by May 28 + late fee)	
FEB	Secretary	Upload January approved minutes to Google Drive and website	
FEB	Secretary	Draft Agenda and send board package for March meeting	
FEB	Treasurer	Assessments - send reminder and invoices-- payment due by March 1	
FEB	Treasurer	End of Fiscal year January 31 ; Beginning of Assessment period (Feb 1) (CCR Section 7.d)	
FEB	Treasurer	Agenda Item - Finalize year end Financial Reports and plan for taxes	
FEB	Treasurer	Appoint Audit team for audit of finances, if needed; required if new Treasurer	