

# Catalina Foothills Estates No. 9 Association

## MINUTES

Meeting of the Board of Directors

[Cat9.org](http://Cat9.org)

### DIRECTORS

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

### OFFICERS

President: Joyce Su  
Vice President: Jim Ponzio  
Treasurer: Jim Ponzio  
Secretary: Conni Struse

### SPECIAL ASSIGNMENTS

Newsletter: Teri Ellen and  
Sherri Durand  
Webmaster: Dick Bryant

Meeting Date for May: **May 8, 2023**

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

Directors and Officers Absent: Larry Ivy

Guests Present: Diane Frank

1. Call to Order & Quorum. Joyce called the meeting to order at 7:09 p.m., and a roll call established a quorum.
2. Approval of Minutes. Nancy made a motion that the minutes of the Board of Directors Meeting on April 10, 2023, be approved, seconded by Jim. Unanimously approved.
3. Owner Comments. Diane suggested that the Board send condolence cards to neighbors who had lost family members and to the family of neighbors who died. The Board will consider this suggestion.

Post meeting note: Upon further consideration, the Board unanimously agreed that sending sympathy cards to neighbors was an inappropriate function of the Board.

4. Reports and Actions

a. Treasurer

(1) Financial Reports/Budget. Jim presented the financial report for April. There is \$58,340.28 in the checking account and \$6,570.13 in the savings account, for a total of \$64,910.41. Expenses for April were \$1,130.76.

(2) Annual Assessment. All annual assessments have been collected except one lot. One outstanding one responded May 8 that the check will be in the mail the next day. The Board discussed increasing the fees for nonpayment of assessments. Jim will review the CC&Rs and present a plan for the Board's consideration.

Post meeting note: Jim and Joyce reviewed the current fee schedule and agreed it was sufficient. After May 1st, suspension of voting rights + \$50 additional fee per week until paid.

b. Roads and Landscaping. Nothing to report.

c. Architecture. Lots 67-68, 6782 N. Altos Primero, Travis & Katherine Dumont - Metal Roof: The owner submitted an architectural review form. Anne asked him to check with his neighbors but has not heard from him since. Anne will follow up with a phone call to the owner.

d. Compliance

(1) Complaint from homeowner regarding trash bins left on the street longer than necessary at 6741 N Placita Manzanita, Lot 80 - Anne observed the problem and spoke to the neighbors who said the trash cans have been put away. The owner rents the home to a family member. Jim will send the owner a letter.

(2) Travel trailer on property longer than four days at 6541 N. Altos Tercero, Lot 117 - Larry spoke to the owner and confirmed that it was only temporary.

e. Resales. Conni reported that the home at 6901 N. Solaz Tercero has a closing date of May 15. The title company sent their resale notification form, and she filled it out and returned it to them. She sent the

HOA's resale acknowledgment form for them to fill out and return, along with copies of the CC&Rs (and amendment), trash guidelines, architecture guidelines and welcome letter. Diane read on multiple listings that the home was back on the market.

- f. Calendar. Nancy reviewed the items on the calendar.

## 5. Old Business

- a. Arizona Supreme Court decision and Arizona statute regarding amending CC&R's - Anne's opinion is that a change that impacts the rights of the homeowners with an assessment that is substantial or a change in use of the property requires the unanimous consent of the homeowners. Jim disagrees and believes a majority consent is required. If there is a substantial special assessment in the future, a task force needs to explore whether unanimous consent is required. Closed - no further action needed at this time.

- b. Neighborhood Task Force Regarding Road Assessment. Tom withdrew his request to form a task force. Closed - no further action needed at this time.

- c. Neighborhood Party. Many thanks to Joyce for hosting the First Annual Board Potluck. A good time was had by all. Jim agreed to host the next event.

## 6. New Business

- a. Investment - Jim suggests investing for future road maintenance by buying a one-year treasury note for \$30,000 and rolling it over next year with the earnings. The Board agreed. See page 8 for Jim's analysis of one-year vs. longer term treasury bonds.

- b. Financial Planning for Road Maintenance - Larry is working with Pima County Transportation on road costs and will have documentation to all Board members and officers by the end of May for discussion at the June meeting.

c. Concrete debris left by TEP - Lot 24, 6961 N. Solaz Segundo - Joyce visited the property and spoke with the homeowner. The issue was resolved with TEP.

d. Newsletter for June - Jim will write an article about the upcoming election and the next potluck. Jim will work with Teri Ellen and Sherri Durand on the newsletter.

e. Pima Wash/Quail Canyon High Density Development - The Board received an email from a member of a large group of adjacent neighborhoods that are opposing a proposal to rezone the former Quail Canyon Golf Course on Rudasill Road near Oracle Road. The proposed development would include 210 apartments using Rudasill Road near the Oracle intersection as their only entrance/exit, in addition to 100 single family residences using Oracle Road as their only entrance/exit. County Planning & Zoning was approached to change the zoning to seven houses per acre. The Board agreed that the property would be better left as open space. Anne made a motion that the Board send a letter to support the master plan as it was created and not rezone the property. Joyce suggested that Anne draft the letter for Board review and then send to Pima County Planning & Zoning.

7. Adjournment. Meeting adjourned at 8:37 p.m.

Next Board Meeting is **June 12, 2023.**

Submitted on behalf of the Board,

*Conni Struse*

Conni Struse, Secretary

ATTACHMENTS:

Financial Reports  
Resales Report  
Calendar

BALANCE SHEET	
ASSETS	
Cash	100
Accounts receivable	200
Inventory	300
Property, plant, and equipment	400
Intangible assets	500
Other assets	600
<b>Total Assets</b>	<b>2,100</b>
Liabilities	1,000
Equity	1,100
<b>Total Liabilities and Equity</b>	<b>2,100</b>

## Cash and Bank Accounts

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

[illegible]

Mail Box posts - 3	\$60/each	\$	180.00
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Recycling Bins - 0	\$6/each	\$	-
Trash Cans - 11	\$50/each	\$	550.00
<i>TOTAL Other Assets</i>		\$	730.00

	<b>TOTAL LIABILITIES</b>	\$	-
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$</b>	<b>108,530.34</b>
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**Edward Jones**

Initial Investment (10-20-2022) = \$ 70,000.00

Accrued Interest	\$	26.32
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Transaction Fee	\$	4.95
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Net Investment 10/20/22 includes .2% markup of \$139.40	\$	69,871.41
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US Treasury Notes @2.625%, Mature 04/15/2025 for \$73,000	\$	73,308.49
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Cash	\$	128.59
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<b>Account Total</b>	<b>\$</b>	<b>73,437.08</b>
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## FINANCIAL REPORTS

CATALINA FOOTHILLS ESTATES #9  
HOMEOWNERS ASSOCIATION  
FINANCIAL REPORT FOR:

P.O. Box #36225, Tucson, AZ 85740  
As of 04/30/2023

EQUITY POSITION	CHECKING 1139	SAVINGS 1269 (Road Reserve)	TOTAL
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	\$ 27,793.44	\$ 6,569.76	\$ 34,363.20
AS OF 2/28/2023	\$ 50,155.74	\$ 6,569.82	\$ 56,725.56
AS OF 3/31/2023	\$ 59,156.04	\$ 6,570.02	\$ 65,726.06
AS OF 4/30/2023	\$ 58,340.28	\$ 6,570.13	\$ 64,910.41

INCOME	DESCRIPTION	SOURCE	AMOUNT
INTEREST	4/30/2023	SAVINGS ACCT	\$ 0.11
Assessment - 2023	4/30/2023	CHECKING ACCT-Transfers	\$ -
Assessment - 2023	4/30/2023	CHECKING ACCT-Checks	\$ 315.00
<b>SubTotal</b>			<b>\$ 315.11</b>
<b>EXPENDITURES</b>			
Storage Unit Rental	StorQuest	4/3/2023	\$ 89.70
Check 1081	2022 AZ Taxes	4/5/2023	\$ 50.00
Check 1082-Jim Ponzo	Postage-2022 Fed & AZ Taxes, J. Ponzo	4/3/2023	\$ 9.56
Check 1083	AZ Corp Commission Reg., C. Struse	4/3/2023	\$ 10.00
Checkcard	Farmer's Ins	4/5/2023	\$ 971.50
Transfers			
Investment			
Misc			
Maintenance			
Insurance			
<b>SubTotal</b>			<b>\$ 1,130.76</b>

CATALINA FOOTHILLS ESTATES NO. 9				
Budget Planned Vs Actual with Balance				
2/1/2023 - 1/31/2022			As of 12/31/2022	
Income Category	Planned Income (2023)	Actual Income (2023)	Balance	Notes
Annual Dues - 2022 (\$300 x 130)	\$39,000.00	\$38,400.00	\$600.00	
Late Fees	\$120.00	\$135.00	\$(15.00)	
Disclosure (Transfer) Fees*	\$1,040.00		\$1,040.00	
Bank Interest**	\$5.00	\$0.43	\$4.57	Reduced due to Transfer
Other_1 (pmt & refund no rec bin +\$6-\$6)	\$0.00		\$0.00	
Other_2 (refund Assessment ov'pmt)	\$0.00		\$0.00	
Other Maint Mail Box (Lot 116)& T Can	\$0.00		\$0.00	
<b>Total Income (without savings interest)</b>	<b>\$40,160.00</b>	<b>\$38,535.00</b>	<b>\$1,625.00</b>	
<b>Total Income</b>	<b>\$40,165.00</b>	<b>\$38,535.43</b>	<b>\$1,629.57</b>	
Expense Category	Planned Expense	Actual Expenses (2023)		Notes
Taxes + Preparation	\$500.00	\$50.00	\$450.00	In house Prep 2023
Road Sweeping (Landscaper)***	\$1,000.00		\$1,000.00	No landscaper for 2022
Insurance	\$2,000.00	\$971.50	\$1,028.50	
Professional fees	\$2,500.00		\$2,500.00	
Rent (Storage Unit)	\$1,000.00	\$358.80	\$641.20	
HOA Meeting Room	\$350.00		\$350.00	
Office Supplies	\$100.00		\$100.00	
HOA PO Box rental	\$250.00	\$248.00	\$2.00	
Printing & Postage	\$500.00	\$9.56	\$490.44	
Website	\$100.00		\$100.00	
Maintenance (signs/posts)	\$1,500.00	\$1,076.75	\$423.25	
Miscellaneous (admin)	\$100.00	\$10.00	\$90.00	AZ Corp Board HOA
<b>Total Expenses</b>	<b>\$9,900.00</b>	<b>\$2,724.61</b>	<b>\$7,175.39</b>	
Transfer to Road Maintenance Repair (Savings or other as approved)	\$30,260.00		\$30,260.00	Transfer made 10/20/2022
<b>Total Expenses + Transfers</b>	<b>\$40,160.00</b>	<b>\$2,724.61</b>	<b>\$37,435.39</b>	<b>**</b>

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

\*\* Bank interest not included in budgeted expenses

2022	Annual Fee	Late Fee	
Jan	\$6,300.00	\$0.00	
Feb	\$29,700.00	\$0.00	
Mar	\$2,100.00	\$105.00	Deposited as of 3/8/22
Apr	\$300.00	\$30.00	
May			
June			
July			
August			
Total before adj	\$38,400.00	\$135.00	
Total after adjustment	\$38,400.00	\$135.00	Less March



# Suggested Investment for 2023 Road Fund

- 2023 Budget is for \$30,025 investment for the road fund.
  - Still makes sense, but probably best to round to \$30,000 for simplicity
- Short term treasury notes have higher rates than longer terms, indicating the market expects an interest rate reduction.
- In spite of this, the treasurer (Jim Ponzo) suggests making a 1 year treasury note purchase and looking at rates and durations again next year.
  - Large rate drop between 1 and 2 or 3 year notes means taking the high rate now protects against significant drop next year or the year after.
  - Following chart will explain this.

**Catalina Foothills Estates No. 9 Association  
Board of Directors Meeting  
May 8, 2023**

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

**MAY 2023**

**ACTIVE LISTINGS 2023**

Status	Lot	Address	Owner	List price	Realtor	MLS
Active	31	6901 N. Solaz Tercero	Deborah A. Meyers	\$1,990,000	Jeffrey M Ell, Melissa Holt, eXp Realty	22306672

**PENDING, CONTINGENT & CLOSED SALES 2023**

Closing Date	Lot	Address	Buyer	Seller	Sales price	Fee paid	Title form provided	CAT 9 CC&R receipt received	Welcome Letter sent

# Calendar for May - June, 2023

MAY	<b>Board</b>	1-May Board meeting
MAY	<b>Board</b>	<b>Agenda Item</b> - Board Vote to approve filing of lien for delinquent owners
MAY	<b>Elections</b>	Determine articles for draft JUNE newsletter with Vice President
MAY	<b>Newsletter</b>	Circulate draft JUNE newsletter to board
MAY	<b>President</b>	File corporate annual report form by May 28
MAY	<b>Secretary</b>	Upload April approved minutes to Google Drive and website
MAY	<b>Secretary</b>	Draft Agenda and send board package for June meeting
MAY	<b>Treasurer</b>	<b>Assessments - 4th</b> Past Due Notices sent (add \$15 late fee per month)
MAY	<b>Vice President</b>	Confirm nomination process and leads - prepare newsletter article ** new **
JUNE	<b>Board</b>	1-June Board meeting
JUNE	<b>Elections</b>	<b>Agenda Item</b> - Candidate Kickoff - Interest forms and biography due by Aug 1
JUNE	<b>Newsletter</b>	Publish JUNE Newsletter
JUNE	<b>President</b>	Coordinate with legal counsel to file property liens for unpaid assessments
JUNE	<b>Roads &amp; Landscaping</b>	Confirm road sweep June - July
JUNE	<b>Secretary</b>	Upload May approved minutes to Google Drive and website