

# 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 Ponzo  
Anne Segal  
Joyce Su

### OFFICERS

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

### SPECIAL ASSIGNMENTS

Newsletter: Teri Ellen and  
Sherri Durand  
Webmaster: Dick Bryant

Meeting Date for June: **June 12, 2023**

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

Directors and Officers Absent: None

Guests Present: Diane Frank

1. Call to Order & Quorum. Joyce called the meeting to order at 7:05 p.m., and a roll call established a quorum.
2. Approval of Minutes. Nancy made a motion to approve the minutes of the Board of Directors Meeting on May 8, 2023, seconded by Tom. Unanimously approved.
3. Owner Comments.
  - a. Sending condolence cards on behalf of the Board to members of the Association was determined not to be a function of the Board. There is too much room for error and possibly offending someone, and the time and expense are limiting.
  - b. Regarding the upcoming Board of Directors election, Diane wanted to know how the Board decides the number of vacancies to be filled. The By-laws say there can be between 3 and 21 members on the

Board. The attorney advised that there should be an odd number to eliminate a tie vote. With so few applicants, the Board does not limit the number of available seats, and the number is based on the number of volunteers who apply.

#### 4. Reports and Actions

a. Financial Reports/Budget. Jim presented the financial report for May. There is \$29,210 in the checking account and \$6,570 in the savings account, for a total of \$35,780. Expenditures for May were \$30,104.70. A check for 30,000 was written for the investment in the road fund. All annual assessments have been collected, along with an additional \$210 in late fees. The storage company has been charging late fees, and Joyce and Jim are working on resolving it. The storage company requires an insurance certificate, and Jim will check with our insurance agent to see if it covers the property in the storage unit. Larry is still taking care of the roads and saving the neighborhood the substantial expense.

b. Roads and Landscaping. Larry will start blowing some of the streets and check for plants that need trimming this week. He will be clearing some cactus growth along the road and will put the clippings on the curb for trash pickup. Thank you, Larry!

c. Architecture. Lots 67-68, 6782 N. Altos Primero, Travis Dumont: The homeowner submitted an Architecture Review Form with plans to repair leaks in the roof and to replace red tiles with brown metal tiles. Anne corresponded with the owners and approved the work. Anne will provide the Board with a copy of the email to the owner that approves the work which closes the matter.

e. Resales. Conni reported that there are two homes on the market: 6901 N. Solaz Tercero and 6960 N. Solaz Segundo.

Post meeting: An additional property for sale is pending in escrow at 6870 N. Solaz Cuarto.

f. Calendar. Nancy reviewed the items on the calendar. This is election season. Candidate forms are due August 1. There are no

meetings in July and August. It is time to renew the trash collection contract. Larry will pursue contract renewal with Hughes Sanitation Services and inquire about the fuel prices and their impact on the fees.

## 5. Old Business

a. Investment. Jim purchased a CD for \$31,000 (\$30,000 from savings and \$1,000 from interest earned from the note) at 4.9% that pays monthly. Both the treasury note and the CD mature in May 2025, which will coincide with when money will be needed for road maintenance. Their combined annual income is \$3,453. Jim will explore buying another CD because interest rates are up. We need \$15,000 as a minimum in the accounts at Bank of America to avoid bank fees. The interest earned on a CD would more than cover the cost of bank fees. If the Association needed more cash than is in the checking and savings accounts, a CD could be cashed in without penalty.

b. Road Maintenance Plan. Larry is still working on a plan and will be prepared to present it to the members at the annual meeting in November. Pima County pays \$26/sq. yard today for milling and repaving, which they did on Avenida de Posada, and they assume the cost will go up 4% each year.

c. June Newsletter. The Board agreed to modify the road paragraph, to change the number for the investment CD from \$30,000 to \$31,000, to add the website address to the newsletter, and to mention how reasonable the annual dues are compared to other neighborhoods. Jim suggested a change to the volunteer form to remove the underlining on the email address for the treasurer since part of the address is an underscore. Joyce will add the job of "welcome volunteer" to the volunteer form. Joyce will send the changes to Terri and circulate the revised newsletter to the Board members for approval.

d. Pima Wash/Quail Canyon Development Letter. Anne sent a letter protesting the development on behalf of the Board. She attended a meeting and learned that there were over 1,000 complaints. She suggested that the County buy the land and turn it into a park. Anne will provide a copy of the letter to Joyce.

## 6. New Business

a. Election Committee. The committee members are Larry, Jim and Nancy, and they will meet in August.

b. Tom Horvath announced his resignation from the Board. The Board thanked him for his input and time on the Board.

7. Adjournment. Larry made a motion to adjourn the meeting, seconded by Nancy. Meeting adjourned at 8:38 p.m.

Next Board Meeting is **September 11, 2023.**

Submitted on behalf of the Board,

*Conni Struse*

Conni Struse, Secretary

ATTACHMENTS:

Financial Reports  
Resales Report  
Calendar

# FINANCIAL REPORTS

## AS OF MAY 31, 2023

CATALINA FOOTHILLS ESTATES #9  
HOMEOWNERS ASSOCIATION  
FINANCIAL REPORT FOR:

P.O. Box #36225, Tucson, AZ 85740  
As of 05/31/2023

EQUITY POSITION	CHECKING 1139	SAVINGS 1269 (Road Reserve)	TOTAL
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
AS OF 5/31/2023	\$ 29,210.58	\$ 6,570.29	\$ 35,780.87

INCOME	DESCRIPTION	SOURCE	AMOUNT
INTEREST	5/31/2023	SAVINGS ACCT	\$ 0.16
Assessment - 2023	5/31/2023	CHECKING ACCT-Transfers	\$ -
Assessment - 2023	5/31/2023	CHECKING ACCT-Checks	\$ 975.00
<b>SubTotal</b>			<b>\$ 975.16</b>
<b>EXPENDITURES</b>			
Storage Unit Rental	StorQuest	5/15/2023	\$ 104.70
Check 1084	Edward Jones	5/16/2023	\$ 30,000.00
		written 5/15/2023	\$ -
			\$ -
			\$ -
Transfers			\$ -
Investment			
Misc			
Maintenance			
Insurance			
<b>SubTotal</b>			<b>\$ 30,104.70</b>

### BALANCE SHEET

ASSETS			
<b>Cash and Bank Accounts</b>			
	Checking at Bank of America	\$ 29,210.58	
	Savings at Bank of America	\$ 6,570.29	
	<b>TOTAL Cash and Bank Accounts</b>	<b>\$ 35,780.87</b>	
	<b>Investment Account</b>	Balance 05-26-2023=	\$ 101,188.20
	<b>Other Assets</b>		
	Mail Box posts - 3	\$60/each	\$ 180.00
	Recycling Bins - 0	\$6/each	\$ -
	Trash Cans - 11	\$50/each	\$ 550.00
	<b>TOTAL Other Assets</b>		\$ 730.00
	<b>TOTAL ASSETS</b>		<b>\$ 137,699.07</b>
<b>LIABILITIES</b>			
	[None]	\$ -	
	<b>TOTAL LIABILITIES</b>		<b>\$ -</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$ 137,699.07</b>

### INVESTMENT

<b>Edward Jones</b>			
	Initial Investment (10-20-2022) =	\$	70,000.00
<b>30 Month T-Notes</b>			
	\$73,000 purchased @ 95.67142	\$	69,840.14
	Accrued Interest	\$	26.32
	Transaction Fee	\$	4.95
	<b>Net Investment 10/20/22 includes .2% markup of \$139.40</b>	\$	69,871.41
	annual income =	\$	1,934.50
	CD, Wells Fargo, Matures 05/23/2025 4.9%, pays monthly, not callable	\$	31,000.00
	Monthly Income	\$	126.58
	Annual Income	\$	1,519.00
	<b>Total Annual Income</b>	\$	<b>3,453.50</b>

CATALINA FOOTHILLS ESTATES NO. 9				
Budget Planned Vs Actual with Balance				
2/1/2023 - 1/31/2024		As of 5/31/2023		
Income Category	Planned Income (2023)	Actual Income (2023)	Balance	Notes
Annual Dues - 2022 (\$300 x 130)	\$39,000.00	\$39,000.00	\$0.00	
Late Fees	\$120.00	\$210.00	\$(90.00)	
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 or 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>\$39,210.00</b>	<b>\$950.00</b>	
<b>Total Income</b>	<b>\$40,165.00</b>	<b>\$39,210.43</b>	<b>\$954.57</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	\$463.50	\$536.50	
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>\$2,829.31</b>	<b>\$7,070.69</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>\$2,829.31</b>	<b>\$37,330.69</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	
Apr	\$600.00	\$60.00	
May	\$300.00	\$45.00	
June			
July			
August			
Total before adj	\$39,000.00	\$210.00	
<b>Total after adjustment</b>	<b>\$39,000.00</b>	<b>\$210.00</b>	

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

JUNE 2023

### ACTIVE LISTINGS 2023

Status	Lot	Address	Owner	List price	Realtor	MLS
Active	31	6901 N. Solaz Tercero	Deborah A. Meyers	\$1,928,800	Jeffrey M Ell, Melissa Holt, eXp Realty	22306672
Active	26	6960 N. Solaz Segundo	James and Mary Horvath	\$1,400,000	Jim Storey, Steve Nissen, Long Realty	22311369

### 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
7/10/2023	49	6870 N. Solaz Cuarto	Yonatan D. Kurland and Katherine Dunne Kurland	Gregory S. Boucher and Patricia B. Poucher	\$1,175,000		6/29/23	7/1/23	6/30/23

# CALENDAR

## June - July - August

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
JULY	<b>Board</b>	No regular board meeting
JULY	<b>Elections</b>	Outreach and follow-up to any candidate questions
AUG	<b>Board</b>	No regular board meeting
AUG	<b>Elections</b>	Collect Candidate Interest forms & Biography - due by August 1
AUG	<b>Elections</b>	To Board - Draft ballot, annual meeting agenda & proposed amendments (if any)
AUG	<b>Roads &amp; Landscaping</b>	Review trash collection contract performance; obtain bids or renew
AUG	<b>Roads &amp; Landscaping</b>	Sign contract for trash collection
AUG	<b>Secretary</b>	Draft Agenda and send board package for September meeting
AUG	<b>Webmaster</b>	Publish reminder for Elections on website; send reminders ** new **