

Catalina Foothills Estates No. 9 Association

Meeting of the Board of Directors

MINUTES

www.CAT9.org

DIRECTORS

Nancy Kay
Jeff Landers
Jim Ponzo
Karin Sawtelle

Conni Struse
Joyce Su
Adam Watters

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 3, 2025**

Directors and Officers Present: Nancy Kay, Jim Ponzo, Karin Sawtelle, Joyce Su

Directors and Officers Absent: Jeff Landers, Conni Struse, Adam Watters

Owners Present: Diane Frank, Craig Sawtelle

1. **Call to Order.** A quorum was established, and the meeting was called to order at 7:08 pm by the President, Joyce Su.

2. **Approval of the Minutes.** Jim made a motion to approve the minutes of the Meeting of the Board of Directors on January 6, 2025, seconded by Joyce.

Unanimous consent.

➤ Motion carried.

3. **Owner Comments.** None

3. **Reports & Actions**

a. **Treasurer.** Jim presented the financial reports for January 2025. There is \$19,621.15 in the checking account, \$6,573.61 in the savings account, and \$153,667.75 in the investment account. Jim will continue to invest in treasury notes to avoid state taxes.

b. **Roads & Landscaping.** Adam will be getting estimates on resealing the roads.

c. **Architecture.** No activity this month.

d. **Compliance.** A neighbor complained that Jeff Landers raised a MAGA flag on his flagpole on Inauguration Day. Jeff countered that the neighbor had a political sign at her front door and a white roof. The two of them discussed the issues and all is resolved.

e. **Resales.** Two houses are on the market: 6481 N. Avenida de Posada and 6961 N. Solaz Tercero.

f. **Calendar.** Nancy read the calendar entries for February and March.

4. **Old Business**

a. **Website.** Jeff will send the Board a link for review.

b. **Locking Mailboxes.** Jeff still waiting to receive a mailbox and make sure the installation is not too difficult or expensive.

c. **Newsletter.**

(1) Karin will prepare an article about the invasive stinknet plant.

(2) Fred Fiastro will prepare a summary of the Catalina Foothills Association meeting held in January for our February newsletter.

(3) Jim will write something about the election results and the committee members. He will also write an article about signage rules, garage/estate sales and traffic congestion with parking.

All articles shall be submitted to Teri by Friday, February 14.

5. **New Business**

a. **Recycling.** The trash document on the website needs updating.

6. **Adjournment.** Meeting adjourned at 8:04 pm.

NEXT MEETING: **March 3, 2025**

Submitted on behalf of the Board

Conni Struse

Conni Struse, Secretary

ATTACHMENTS:

Financial Reports

Calendar

Resales

FINANCIAL REPORTS

JANUARY 2025

CAT9 HOA Budget 2025_0131.xlsx

CATALINA FOOTHILLS ESTATES #9
HOMEOWNERS ASSOCIATION

P.O. Box #36225, Tucson, AZ 85740

FINANCIAL REPORT FOR: **AS OF 1/31/2025**

EQUITY POSITION	CHECKING 1139	SAVINGS 1269 (Reserve)	INVESTMENT ACCT	TOTAL
AS OF 12/31/2023	\$ 26,912.67	\$ 6,571.45	\$103,997.77	\$ 136,802.14
AS OF 01/31/2024	\$ 31,437.80	\$ 6,571.62	\$103,997.77	\$ 137,481.89
AS OF 02/29/2024	\$ 53,607.10	\$ 6,571.78	\$103,997.77	\$ 142,007.19
AS OF 03/31/2024	\$ 62,920.58	\$ 6,571.95	\$104,019.43	\$ 164,176.65
AS OF 04/30/2024	\$ 61,220.33	\$ 6,572.11	\$104,946.06	\$ 173,511.96
AS OF 05/31/2024	\$ 31,795.63	\$ 6,572.28	\$136,761.43	\$ 172,738.50
AS OF 6/30/2024	\$ 32,740.93	\$ 6,572.44	\$137,074.35	\$ 176,387.72
AS OF 07/31/2024	\$ 32,651.23	\$ 6,572.61	\$137,074.35	\$ 176,298.19
AS OF 08/31/2024	\$ 32,547.10	\$ 6,572.78	\$137,074.35	\$ 176,194.23
AS OF 09/30/2024	\$ 32,171.94	\$ 6,572.94	\$139,178.82	\$ 177,923.70
AS OF 10/31/2024	\$ 31,382.25	\$ 6,573.11	\$139,178.82	\$ 177,134.18
AS OF 11/30/2024	\$ 18,238.54	\$ 6,573.27	\$139,178.82	\$ 163,990.63
AS OF 12/31/2024	\$ 18,018.44	\$ 6,573.44	\$153,667.75	\$ 178,259.63
AS OF 1/31/2025	\$ 19,621.15	\$ 6,573.61	\$153,667.75	\$ 179,862.51

INCOME	DESCRIPTION	1/31/2025	SOURCE	AMOUNT
INTEREST		1/31/2025	SAVINGS ACCT	\$ 0.17
Annual Assessment	Transfers	1/31/2025	CHECKING ACCT	\$ 2,100.00
				\$ -
			SubTotal	\$ 2,100.17
EXPENDITURES				
Storage Unit	Store Quest	1/3/2025		\$ 53.61
Office Max	Stamps for Annual Assessment	1/10/2025		\$ 126.08
Office Max	Printing for Annual Assessment	1/10/2025		\$ 30.41
Wix	Wix website	1/7/2025		\$ 38.19
Check 1103	C. Struse, Fed Financial Int Registration	1/17/2025		\$ 249.00
Transfers				
Investment				\$ -
Misc				
Maintenance				
Insurance				
			SubTotal	\$ 497.29

Monthly Finance Report

CATALINA FOOTHILLS ESTATES NO. 9				
Budget Planned Vs Actual with Balance				
2/1/2024 - 1/31/2025			AS OF 1/31/2025	
Income Category	Planned Income (2023)	Actual Income (2024)	Balance	Notes
Annual Dues - 2024 (\$300 x 130)	\$39,000.00	\$39,000.00	\$0.00	
Late Fees	\$195.00	\$510.00	\$315.00	
Disclosure (Transfer) Fees*	\$750.00	\$900.00	\$150.00	
Bank Interest**	\$0.60	\$1.85	\$1.25	
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	
Total Income (without savings interest)	\$39,945.00	\$40,410.00	\$465.00	
Total Income	\$39,945.60	\$40,411.85	\$466.25	
Expense Category	Planned Expense	Actual Expenses (2024)		Notes
Taxes + Preparation	\$500.00	\$1,460.32	\$(960.32)	In house Prep 2024
Road Sweeping (Landscaper)***	\$1,166.40	\$0.00	\$1,166.40	No landscaper for 2023
Insurance	\$2,332.00	\$2,267.50	\$64.50	
Professional fees	\$2,500.00	\$0.00	\$2,500.00	
Rent (Storage Unit)	\$1,162.00	\$821.98	\$340.02	smaller unit in Aug.
HOA Meeting Room	\$200.00	\$159.90	\$40.10	
Office Supplies	\$100.00	\$26.55	\$73.45	
HOA PO Box rental	\$250.00	\$0.00	\$250.00	
Printing & Postage	\$600.00	\$431.25	\$168.75	
Website	\$102.00	\$153.17	\$(51.17)	8% for inflation on 2023 actual
Maintenance (signs/posts)	\$1,200.00	\$0.00	\$1,200.00	
Miscellaneous (admin)	\$100.00	\$259.00	\$(159.00)	AZ Corp Board HOA, Fed Financial
Total Expenses	\$10,212.40	\$5,579.67	\$4,632.73	
Transfer to Road Maintenance Repair (Savings or other as approved)	\$29,732.60	\$43,500.00	\$(13,767.40)	Planned Transfer made 05/15/2024. Mid-year transfer made 11/20/2024
Total Expenses + Transfers	\$39,945.00	\$49,079.67	\$(9,134.67)	**

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

** Bank interest not included in budgeted expenses

Budget Plan vs. Actual

CALENDAR

FEBRUARY AND MARCH 2025

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	February Board meeting
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 cloud-based storage 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
MAR	Board	March Board meeting
MAR	Treasurer	Assessments - Send Past Due Notices + itemized accounting (add \$15 late fee per month)
MAR	Board	Review trash collection contract performance; obtain bids or renew contract
MAR	Secretary	Upload February approved minutes to cloud-based storage and website
MAR	Secretary	Draft Agenda and send board package for April meeting

A.R.S. 33-1806 Resales

FEBRUARY 2025

ACTIVE LISTINGS 2025

Status	Lot	Address	Owner	List price	Realtor	MLS
Listed	114	6481 N Avenida de Posada	Silberschlag, Russell	\$734,000	Mikey Girard Long Realty	22501167
Listed	33	6961 N. Solaz Tercero	Aaron & Priscilla Stremick	\$1,139,653	Thomas Milo Long Realty	21921984

PENDING, CONTINGENT & CLOSED SALES 2024-2025

Closing Date	Lot	Address	Buyer	Seller	Sales price	Fee paid	Title form provided	CAT9 CC&R receipt received	Welcome Letter sent
5/9/24	71	2325 E. Calle Los Altos	Adam and Kristen Amante	Edward J. Kane and Gloria V. Kane Trust	\$1,069,000	Yes	4/10/24	5/6/24	4/23/24
9/30/24	125	2350 E. Calle Los Altos	Ryan and Kelly Puckett	Mark and Nicole Pecha	\$899,900	Yes	8/27/24	11/13/24	8/28/24
10/18/24	100	2681 E. Calle Los Altos	Benjamin Patrick Don and Austin Irene Don	See Family Trust	\$1,195,000	Yes	8/28/24	11/7/24	8/28/24