

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

OFFICERS

PRESIDENT: Joyce Su
VICE PRESIDENT: Jim Ponzo
TREASURER: Jim Ponzo
SECRETARY: Conni Struse

SPECIAL ASSIGNMENTS

Newsletter: Teri Ellen
Webmaster: Dick Bryant

Meeting Date: **June 2, 2025**

Directors and Officers Present: Nancy Kay, Jeff Landers, Jim Ponzo, Karin Sawtelle, Conni Struse, Joyce Su

Directors and Officers Absent: Adam Watters

Owners Present: Teri Ellen, Diane Frank, Jody Ponzo,

1. Call to Order. A quorum was established, and the meeting was called to order at 7:03 pm by the President, Joyce Su.

2. Approval of the Minutes. Nancy made a motion to approve the minutes of the Meeting of the Board of Directors held on May 5, 2025, seconded by Jeff. Unanimous consent.

➢ Motion carried.

3. Owner Comments. Teri inquired about the road sweeping and trimming schedule and volunteered to assist with the effort.

4. Reports & Actions

a. Treasurer. Jim presented the financial reports for April 2025. There is \$52,878 in the checking account, \$6.574 in the savings account, and \$155,453 in the investment account. The first bond that was purchased has matured, and there is \$75,878 in cash in the investment account.

(1) Annual Assessment Collection. Two homeowners paid their assessments in May and incurred late fees, and two homeowners are still delinquent:

Lot 9, 6861 N. Solaz Primero – The home was for sale, and the annual assessment plus late fees for will be paid at the closing (\$495).

Lot 80, 6741 N Placita Manzanita - The Treasurer has given three notices of late payment to the owner. The owner has not responded since the letter was sent stating that if payment is not received by June 1, the Board may place a lien on the property.

Jim made a motion to engage our attorney to put a lien on Lot 80, seconded by Jeff.

Unanimous consent.

➤ Motion carried.

b. Roads & Landscaping

(1) Sweeping and Trimming. Adam was not present.

(2) Road Maintenance Bids. Jim presented a summary of five bids for road maintenance. Jeff made a motion to hire Bates Paving & Sealing, seconded by Nancy.

Unanimous consent.

➤ Motion carried.

Conni will notify the companies of the results.

c. Architecture. Jeff will respond to the potential buyer inquiring about the feasibility of adding a garage to a house listed for sale.

d. Compliance. Karin drove by the home on Solaz Cuarto that had a white roof, and it appears to have been repainted. The homeowner did not respond to Karin or anyone on the Board. Nancy confirmed that the work was done.

e. Resales. The home at 6481 N. Avenida de Posada closed on May 20, 2025 (\$650,000). The disclosure fee and deed were received, and the acknowledgment of receipt was requested. The home at 6861 N. Solaz Primero closed on May 30, 2025 (\$560,000). The disclosure fee plus assessment and penalties will total \$795. There are three homes listed for sale: 6860 N. Solaz Tercero (\$1,025,000), 6961 N. Solaz Tercero (\$1,218,000) and 6828 N. Solaz Cuarto (\$1,200,000).

f. **Calendar**. Nancy read the calendar entries for June, July and August.

5. Old Business

a. **Website**. Jeff shared the website that he created so far. Jody also prepared a website for the neighborhood and shared it with the Board. Jeff and Jody will work together to create the new website, with a goal for Board review in July. The Board wants Jeff to explore an efficient manner for blasting emails to the members.

b. **Newsletter**. All assignments were reviewed, and Teri will send a draft in the next few days.

6. New Business

a. **Board of Directors Election**. August 31 is the deadline to declare nomination.

7. **Adjournment**. Conni made a motion to adjourn the meeting, seconded by Nancy. Meeting adjourned at 8:52 pm.

NEXT MEETING: **Tuesday, September 2, 2025**

Submitted on behalf of the Board

Conni Struse

Conni Struse, Secretary

ATTACHMENTS:

Financial Reports

Calendar

Resales

Summary of Road Sealing Estimates

FINANCIAL REPORTS

MAY 2025

CAT9 HOA Budget 2025_0531.xlsx

CATALINA FOOTHILLS ESTATES NO. 9				
<i>Budget Planned Vs Actual with Balance</i>				
2/1/2024 - 1/31/2025		AS OF 5/31/2025		
Income Category	Planned Income (2025)	Actual Income (2024)	Balance	Notes
Annual Dues - 2024 (\$300 x 130)	\$39,000.00	\$38,400.00	\$(600.00)	
Late Fees	\$195.00	\$150.00	\$(45.00)	2024 was \$510
Disclosure (Transfer) Fees*	\$900.00	\$0.00	\$(900.00)	
Bank Interest**	\$0.60	\$0.64	\$0.04	
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)	\$40,095.00	\$38,550.00	\$(1,545.00)	
Total Income	\$40,095.60	\$38,550.64	\$(1,544.96)	
Expense Category	Planned Expense	Actual Expenses (2024)		Notes
Taxes + Preparation	\$1,000.00	\$1,241.16	\$(241.16)	In house Prep 2024
Road Sweeping (Landscaper)***	\$4,800.00	\$180.00	\$4,620.00	Budget for hiring landscaping cont
Insurance	\$2,283.00	\$1,141.50	\$1,141.50	8% for Inflation
Professional fees	\$2,500.00	\$0.00	\$2,500.00	
Rent (Storage Unit)	\$482.52	\$214.44	\$268.08	smaller unit in Aug.
HOA Meeting Room	\$256.90	\$0.00	\$256.90	\$159.90 for Zoom, +\$100 for annu
Office Supplies	\$100.00	\$0.00	\$100.00	
HOA PO Box rental	\$250.00	\$268.00	\$(18.00)	
Printing & Postage	\$600.00	\$0.00	\$600.00	Includes election & annual assess
Website	\$324.00	\$152.76	\$171.24	new website, \$27/month
Maintenance (signs/posts)	\$750.00	\$0.00	\$750.00	Possible Weight/Private Road Sig
Miscellaneous (admin)	\$100.00	\$10.00	\$90.00	2024 was \$10 for AZ Corporation
Total Expenses	\$13,446.42	\$3,207.86	\$10,238.56	
Transfer to Road Maintenance Repair (Savings or other as approved)	\$26,648.58	\$43,500.00	\$(16,851.42)	Planned Transfer made 05/15/2024. Mid-year transfer made 11/20/2024
Total Expenses + Transfers	\$40,095.00	\$46,707.86	\$(6,612.86)	**

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

** Bank interest not included in budgeted expenses

Budget Plan vs. Actual

CATALINA FOOTHILLS ESTATES #9

HOMEOWNERS ASSOCIATION

FINANCIAL REPORT FOR:

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

AS OF 5/31/2025

EQUITY POSITION		CHECKING 1139	SAVINGS 1269 (Reserve)	INVESTMENT ACCT	TOTAL
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
AS OF 2/28/2025		\$ 47,735.19	\$ 6,573.76	\$ 153,667.75	\$ 207,976.70
AS OF 3/31/2025		\$ 52,893.39	\$ 6,573.93	\$ 154,332.25	\$ 213,799.57
AS OF 4/30/2025		\$ 52,320.09	\$ 6,574.09	\$ 155,453.70	\$ 214,347.88
AS OF 5/31/2025		\$ 52,878.29	\$ 6,574.26	\$ 155,453.70	\$ 214,906.25

INCOME	DESCRIPTION	SOURCE	AMOUNT
INTEREST		SAVINGS ACCT	\$ 0.17
Annual Assessment	Transfers	CHECKING ACCT	\$ -
	check - check deposits	CHECKING ACCT	\$ 660.00

SubTotal \$ 660.17

EXPENDITURES

Storage Unit	Store Quest	5/5/2025	\$	53.61
Wix	Wix website	5/5/2025	\$	38.19
	Zell C. Struse AZ annual report	5/5/2025	\$	10.00

SubTotal \$ 101.80

Transfers
Investment
Misc
Maintenance
Insurance

\$ -

Monthly Finance Report

CALENDAR

JUNE, JULY AND AUGUST 2025

JUNE	Board	June Board meeting
JUNE	Elections	Agenda Item - Candidate Kickoff - Interest forms and biography due by Aug 31
JUNE	Newsletter	Publish JUNE Newsletter
JUNE	President	Coordinate with legal counsel to file property liens for unpaid assessments
JUNE	Roads & Landscaping	Confirm road sweep June - July
JUNE	Secretary	Upload May approved minutes to cloud-based storage and website
JULY	Board	No regular board meeting
JULY	Elections	Outreach and follow-up to any candidate questions
AUG	Board	No regular board meeting
AUG	Elections	Collect Candidate Interest forms & Biography - due by August 1
AUG	Elections	To Board - Draft ballot, annual meeting agenda & proposed amendments (if any)
AUG	Roads & Landscaping	Review trash collection contract performance; obtain bids or renew
AUG	Roads & Landscaping	Sign contract for trash collection
AUG	Secretary	Draft Agenda and send board package for September meeting
AUG	Webmaster	Publish reminder for Elections on website; send reminders

A.R.S. 33-1806 Resales

JUNE 2025

ACTIVE LISTINGS 2025

Status	Lot	Address	Owner	List price	Realtor	MLS
Active	33	6961 N. Solaz Tercero	Aaron & Priscilla Stremick	\$1,218,000	Gabrielle Feinholz, Coldwell Banker Realty	225122276
Active	39	6860 N. Solaz Tercero	Villa Dedinas & Chris Gair	\$1,025,000	Mikey Girard Long Realty	22511558
Active	52	6828 N. Solaz Cuarto	Donald & Carolyn Murphy	\$1,200,000	Daniel Caldwell Keller Williams	22511866

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
5/30/25	9	6861 N. Solaz Primero	William H. Meyers and Kimberley M. Meyers Trust	Joyce A. Leissring	\$560,000		5/20/25		5/20/25
5/20/25	114	6481 N. Avenida de Posada	Mallemo Trading LLC, Manuel G. Murrieta Escalante	Estate of Russell Silberschlag	\$650,000	Yes	4/23/25		4/25/25
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

SUMMARY OF ROAD SEALING ESTIMATES

JIM PONZO

JUNE 2, 2025

Contractor	Sunland Asphalt	Tucson Asphalt	Bates	Weems Asphalt	Slender & Sons
License #	ROC 111922 & ROC 095189	ROC 116437 & ROC 116436	ROC 102421 & ROC 109056	ROC 324338 & ROC 324339	ROC 300296
License Type	<ul style="list-style-type: none"> • A General Engineering • R-13 Asphalt Paving 	<ul style="list-style-type: none"> • A General Engineering • B-4 General Residential Engineering Contractor 	<ul style="list-style-type: none"> • A-14 Asphalt Paving • B-13 Asphalt Paving 	<ul style="list-style-type: none"> • CR-69 Asphalt Paving • CR-9 Concrete 	<ul style="list-style-type: none"> • Specialty Dual CR-66 Seal Coating
License Status	Active	Active	Active	Active	Active
Complaints	1 Disciplined Case, No Open	No Cases	No Cases	No Cases	No Cases
Summary Statement of Work	<ul style="list-style-type: none"> • Traffic control • power clean w/compressed air • seal all cracks>1/4" • 2 coats of MasterSeal Seal Master • ~288,954 ft² 	<ul style="list-style-type: none"> • seal cracks ¼ to 1-1/4" • Cracks 1-1/4 to 4" sealed hot applied crack seal • Cleaned with compressed air or mechanical broom • 1 coat PMM MasterSeal • 1 coat MasterSeal Liquid Road • ~293,513 ft² 	<ul style="list-style-type: none"> • Cracks ¼-1" with Deery 200 hot rubberized asphalt sealant. • Approx. 30,000 linear ft. Beyond that price will increase at \$24/gal • 1 coat PMM MasterSeal .12 Gal/yd² • 301,995 ft² 	<ul style="list-style-type: none"> • Traffic control • seal cracks ¼ to 1" • 1 coat PMM MasterSeal • ~302,000 ft² • Price based on proposed 700 lbs of crack sealant. If more is needed price will increase with approval. 	<ul style="list-style-type: none"> • Clean Surface • Apply Crafco hot rubber over cracks • Apply PMM Sealcoat over surface
Bid Date/Expiration	May 13 / May 28, 2025	March 18 / April 17, 2025	May 7 / June 7, 2025	May 22 / June 21, 2025	March 11, 2025 / None
Comments	2 coats, not willing to quote a single. Did not seem to update quote area or coating. Price updated	2 coats, not willing to quote a single. Did prior seal coat and we were not fully satisfied	1 & 2 Coats, cost protection for crack seal.	1 coat. Cost protection for crack seal.	1 coat
Price	Crack Seal=\$25,624.16 Seal Coat=\$57,169.01 Total=\$82,793.17	Traffic Control=\$1,350 Crack Seal=\$52,832.34 Seal Coat=\$44,026.95 Total=\$98,209.29	Crack Seal=\$13,719.00 Seal Coat=\$31,273.00 2 Seal Coats=\$31,273.00 Total=\$44,992, 2 Coats=\$54,823	Crack Seal=\$13,500 Seal Coat=\$36,240 Total=\$49,740	Total=\$67,350

Bids Fall Into Two Groups

- Prices and bids fall into two groups:
 - Single seal coats & Double seal coats
- We requested single coats.
 - Sunland would only quote two quotes.
 - Tucson Asphalt did not update quote. They did our last seal quote and were some complaints. Between this and price they are not a front runner.
- Other differences are minor.
 - Some bids use hot applied rubberized crack sealant for all cracks, others use that for large cracks and non-hot applied for small cracks
- Single Coat Bids run from \$45,000 to \$67,000
 - Main difference is lower bid has cost protection if crack sealant material is higher than estimated.
 - Higher bid has done multiple driveways in the HOA without any complaints
- Double Coat Bids run from \$82,000 to \$98,000
 - Much higher crack seal cost than single coating estimates.
 - Higher bid is who did the seal coat last time.

Three Single Quote Bids Summary

- Bates & Weems are under \$50,000
 - Bates is ~\$45,000, Weems is \$50,000
 - Slender and Sons is ~\$67,000
- Weems has cost protection in their estimate for the crack filler. Bates and Slender & Sons does not.
- Slender and Sons has done driveways in the neighborhood.