

Catalina Foothills Estates No. 9 Association

Meeting of the Board of Directors

MINUTES

www.CAT9.org

DIRECTORS

Nancy Kay Karin Sawtelle
Jeff Landers Conni Struse
Jim Ponzo 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: **September 2, 2025**

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

Directors and Officers Absent: None

Owners Present: Jody Ponzo, Diane Frank

1. **Call to Order.** A quorum was established, and the meeting was called to order at 7:18 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 on June 2, 2025, seconded by Jim. Unanimous consent.
➤ Motion carried.
3. **Owner Comments.** None
4. **Reports & Actions**

a. **Treasurer.** Jim presented the financial reports for July and August 2025. In July there was \$53,999.31 in the checking account, \$6,574.59 in the savings account, and \$157,391.83 in the investment account. In August there was \$31,513.23 in the checking account, \$6,574.76 in the savings account, and \$157,391.83 in the investment account. Annual assessment for Lot 80 was received in the amount of \$500, with an overpayment returned of \$55. There is a new contact for this lot, and it is no longer necessary to file a lien. The amount of

\$22,496 was paid to Bates Paving for the first half payment for road improvements. Jim made a motion to withdraw \$25,000 from the investment account for cash to hold in the checking account, Seconded by Jeff.

Unanimous consent.

➤ Motion carried.

Jim made a motion to buy a bond for \$85,000 to hold for 3 to 5 years for future road repairs. Seconded by Jeff.

Unanimous consent.

➤ Motion carried.

The IRS charged a late filing fee, and Jim discovered that taxes are due four months and 15 days after the end of the fiscal year. The assumed fiscal year end was incorrect. The fiscal year for the HOA ends September 15, and taxes are due January 31. Jim made a motion to confirm the fiscal year for the HOA is October 1 to September 30, and the annual budget will be prepared in October and presented in November. Seconded by Jeff.

Unanimous consent.

➤ Motion carried.

The Secretary will update the calendar to reflect the new filing deadline.

b. Roads & Landscaping. In the last few weeks in August, Bates Paving has been filling cracks and resurfacing the roads owned by the Association. The final portion will be completed Thursday. There were many problems with people ignoring the cones and driving on the newly sealed roads. Jody volunteered to write an article for the newsletter.

c. Architecture.

(1) 6901 N Solaz Segundo, Lot 22, Sherick - Solar panels approved.

(2) 6801 N Solaz Cuarto, Lot 40, Schwartz – Solar panels approved.

d. Compliance. Karin reported that the house on Avenida de Posada and Skyline had a dumpster in place for many weeks and lots of landscaping debris. She communicated with the owner, and he responded immediately to remedy the situation.

e. Resales. Conni presented the current and pending listings. Jim made a chart of sales and prices, averaging \$1,000,000.

f. **Calendar.** Nancy read the calendar entries for September and October.

5. **Old Business**

a. **Website.** Karin and Jody will work up the new website format and collaborate with Jeff. The new website will be presented to the Board at the October Board meeting.

6. **New Business.**

a. **Social Event.** The Schifiilettis volunteered to host a Halloween party.

b. **Email Management.** Jim presented the possibility of using Proton Mail for communication among the Board. It allows six users for \$24 a month, and the email addresses never change as Board members change. All emails would be stored on the Proton app.

c. **Election.** Jim presented the form of ballot and annual meeting agenda. All current Board members will be running again next year.

7. **Adjournment.** Conni made a motion to adjourn the meeting, seconded by Karin. Meeting adjourned at 8:44 pm.

NEXT MEETING: **October 6, 2025**

Submitted on behalf of the Board

Conni Struse

Conni Struse, Secretary

ATTACHMENTS:

Financial Reports

Calendar

Resales

FINANCIAL REPORTS

JULY AND AUGUST 2025

CATALINA FOOTHILLS ESTATES NO. 9				
Budget Planned Vs Actual with Balance				
2/1/2025 - 1/31/2026		AS OF 7/31/2025		
Income Category	Planned Income (2025)	Actual Income (2025)	Balance	Notes
Annual Dues - 2024 (\$300 x 130)	\$39,000.00	\$38,700.00	\$(300.00)	
Late Fees	\$195.00	\$345.00	\$150.00	2024 was \$510
Disclosure (Transfer) Fees*	\$900.00	\$900.00	\$0.00	
Bank Interest**	\$0.60	\$1.14	\$0.54	
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	\$39,945.00	\$(150.00)	
Total Income	\$40,095.60	\$39,946.14	\$(149.46)	
Expense Category	Planned Expense	Actual Expenses (2024)	Balance	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 con
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	\$321.66	\$160.86	smaller unit in Aug.
HOA Meeting Room	\$256.90	\$0.00	\$256.90	\$159.90 for Zoom, +\$100 for ann
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	\$319.12	\$4.88	new website, \$27/month
Maintenance (signs/posts)	\$750.00	\$89.88	\$660.12	Possible Weight/Private Road Sign
Miscellaneous (admin)	\$100.00	\$10.00	\$90.00	2024 was \$10 for AZ Corporation
Total Expenses	\$13,446.42	\$3,571.32	\$9,875.10	
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	\$47,071.32	\$(6,976.32)	**

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

CAT9 HOA Budget 2025_0731.xlsx

CATALINA FOOTHILLS ESTATES #9
HOMEOWNERS ASSOCIATION
FINANCIAL REPORT FOR: P.O. Box #36225, Tucson, AZ 85740
AS OF 7/31/2025

EQUITY POSITION	CHECKING 1139	SAVINGS 1269 (Reserve)	INVESTMENT ACCT	TOTAL
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
AS OF 6/30/2025	\$ 53,881.49	\$ 6,574.42	\$157,054.13	\$ 217,510.04
AS OF 7/31/2025	\$ 53,999.81	\$ 6,574.59	\$157,391.83	\$ 217,966.23

INCOME	DESCRIPTION	7/31/2025	SOURCE	AMOUNT
INTEREST		7/31/2025	SAVINGS ACCT	\$ 0.17
Disclosure	disclosure lot 52	7/21/2025	CHECKING ACCT	\$ 300.00
				\$ -
			SubTotal	\$ 300.17
EXPENDITURES				
Storage Unit	Store Quest	7/3/2025		\$ 53.61
Wix	Wix website	7/7/2025		\$ 38.19
check 1111	Dick Bryant-webhosting	7/18/2025		\$ 89.88
Transfers				
Investment				\$ -
Misc				
Maintenance				
Insurance				
			SubTotal	\$ 181.68

CATALINA FOOTHILLS ESTATES #9
HOMEOWNERS ASSOCIATION
FINANCIAL REPORT FOR:

P.O. Box #36225, Tucson, AZ 85740
AS OF 8/31/2025

EQUITY POSITION	CHECKING 1139	SAVINGS 1269 (Reserve)	INVESTMENT ACCT	TOTAL
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
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AS OF 6/30/2025	\$ 53,881.49	\$ 6,574.42	\$157,054.13	\$ 217,510.04
AS OF 7/31/2025	\$ 53,999.81	\$ 6,574.59	\$157,391.83	\$ 217,966.23
AS OF 8/31/2025	\$ 31,513.23	\$ 6,574.76	\$157,391.83	\$ 195,479.82

INCOME	DESCRIPTION	SOURCE	AMOUNT
INTEREST		8/29/2025 SAVINGS ACCT	\$ 0.17
Annual Assessment	Lot 80	8/19/2025 CHECKING ACCT	\$ 500.00

SubTotal \$ 500.17

EXPENDITURES			
Storage Unit	Store Quest	8/4/2025	\$ 53.61
Wix	Wix website	8/4/2025	\$ 38.19
Check 1110	Bates Asphalt-50% Upfront	8/21/2025	\$ 22,496.00
check 1112	Conni Struse Postage & Printing	8/21/2025	\$ 343.78
check 1113	Overpayment Lot 80	8/25/2025	\$ 55.00

Transfers			
Investment			\$ -
Misc			
Maintenance			
Insurance			
SubTotal	\$	22,986.58	

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Annual Dues - 2024 (\$300 x 130)	\$39,000.00	\$39,000.00	\$0.00	
Late Fees	\$195.00	\$490.00	\$295.00	2024 was \$510
Disclosure (Transfer) Fees*	\$900.00	\$900.00	\$0.00	
Bank Interest**	\$0.60	\$1.14	\$0.54	
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	
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Total Expenses + Transfers	\$40,095.00	\$47,163.12	\$(7,068.12)	**

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

CALENDAR

AUGUST, SEPTEMBER AND OCTOBER 2025

AUG	Board	No regular board meeting
AUG	Elections	Collect Candidate Interest forms & Biography - due by August 31
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
SEPT	Board	September Board meeting
SEPT	Elections	Draft article for OCTOBER newsletter (Bios, pictures, articles)
SEPT	Elections	Agenda Item - Review final ballot
SEPT	Elections	Finalize speaker details and annual meeting location
SEPT	Elections	Collect bios and make revisions to ballot and Annual Meeting agenda
SEPT	Elections	Circulate to Board copy of the final Ballots and Annual Meeting agenda for printing
SEPT	Newsletter	Circulate draft OCTOBER newsletter to Board
SEPT	President	Obtain updated insurance quote and certificate of insurance (expires Oct) (if needed)
SEPT	Secretary	Obtain supplies for printing and mailing ballots, labels, envelopes
SEPT	Secretary	Ballot review with Elections Committee
SEPT	Secretary	Print ballots with Elections Committee
SEPT	Secretary	Upload June approved minutes to cloud-based storage and website

SEPT	Treasurer	Pay Errors & Omissions Insurance renewal
OCT	Board	October Board Meeting
OCT	Board	Coordinate reminders and details for annual meeting with Elections Committee
OCT	Elections	Coordinate with Board to mail / email final Agenda & Ballot for Annual Meeting
OCT	Elections	Agenda Item - Annual Meeting reminder
OCT	Elections	Collect ballots and count votes for annual meeting (with Secretary)
OCT	Newsletter	Publish OCTOBER Newsletter
OCT	Roads & Landscaping	Sweep roads – October
OCT	Secretary	Upload September approved minutes to cloud-based storage and website
OCT	Secretary	Draft Agenda and send board package for November annual meeting
OCT	Treasurer	Pay for Cat9.org domain name
OCT	Treasurer	Pay Property Taxes
OCT	Vice President	Request owner topics for annual meeting agenda
OCT	Webmaster	Publish reminders and ballot on website; send reminders

A.R.S. 33-1806 Resales

SEPTEMBER 2025

ACTIVE LISTINGS 2025

Status	Lot	Address	Owner	List price	Realtor	MLS
Active	33	6961 N. Solaz Tercero	Aaron & Priscilla Stremick	\$1,165,000	Gabrielle Feinholtz Coldwell Banker Realty	225122276
Active	124	2374 E. Calle Los Altos	Chi Yang & Sung Ok Park	\$970,000	Chom Huber Long Realty	22518989

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
	39	6860 N. Solaz Tercero	Aric & Jeramie Ferrell	Chris Gair & Vilia M. Dedinas	\$975,000		8/13/25		8/14/25
8/27/25	94	6720 N. Altos Segundo	Cory Rosene & Amy Butalia-Rosene	Diane Frank	\$775,000		8/6/25		8/7/25
7/9/25	52	6828 N. Solaz Cuarto	Dennis and Gloria Del Grosso	Donald & Carolyn Murphy	\$1,055,000	Yes	6/7/25	7/5/25	6/7/25
5/30/25	9	6861 N. Solaz Primero	William H. Meyers and Kimberley M. Meyers Trust	Joyce A. Leisring	\$560,000	Yes	5/20/25	6/6/25	5/20/25
5/20/25	114	6481 N. Avenida de Posada	Malleno 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

