

# Catalina Foothills Estates No. 9 Association

## Annual Meeting of the Board of Directors

### MINUTES

[www.CAT9.org](http://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: **November 3, 2025**

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

Directors and Officers Absent: None

Owners Present: Diane Frank, Frank Iaterola

1. **Call to Order.** A quorum was established, and the meeting was called to order at 8:31 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 October 6, 2025, seconded by Jim. Unanimous consent.  
➤ Motion carried.

3. **Owner Comments.** None

4. **Reports & Actions**

a. **Treasurer.**

(1) Jim presented the financial reports for October 2025. There is \$31,621 in the checking account, \$6,575 in the savings account, and \$131,390 in the investment account.

b. **Roads & Landscaping.** No volunteer has stepped forward to organize trimming the plants along the roads. Jim will get estimates for professional landscapers to maintain the roads.

c. **Architecture.** Samantha Orchard asked the Board if she could place a dumpster on the side of the road for 48 hours instead of on her driveway. The CC&Rs allow this for no more than four days. The concern is that the road may be damaged by the dumpster. Karin will respond to the email explaining the possible damage.

d. **Compliance.** Nothing to report.

e. **Resales.** There was one sale in October: 6860 N. Solaz Tercero, \$975,000.

f. **Calendar.** Nancy read the calendar entries for November and December.

## 5. **Old Business**

a. **Website.** Jim demonstrated the new website and will send a link to the Board members for their review and approval.

b. **Email Management.** Jim will set up the email accounts next month.

6. **Adjournment.** Joyce made a motion to adjourn the meeting, seconded by Karin. Meeting adjourned at 9:28 pm.

NEXT MEETING: **December 1, 2025**

Submitted on behalf of the Board

*Conní Struse*

Connie Struse, Secretary

ATTACHMENTS:

Financial Reports

Resales

Calendar

# FINANCIAL REPORTS

## NOVEMBER 2025

CAT9 HOA Budget 2025\_1031.xlsx

CATALINA FOOTHILLS ESTATES #9

HOMEOWNERS ASSOCIATION

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

FINANCIAL REPORT FOR:

AS OF 10/31/2025

EQUITY POSITION	CHECKING 1139	SAVINGS 1269 (Reserve)	INVESTMENT ACCT	TOTAL
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
AS OF 8/31/2025	\$ 31,513.23	\$ 6,574.76	\$157,391.83	\$ 195,479.82
AS OF 9/30/2025	\$ 31,421.43	\$ 6,574.92	\$157,391.83	\$ 195,388.18
AS OF 10/31/2025	\$ 31,621.27	\$ 6,575.09	\$131,390.74	\$ 169,587.10

INCOME	DESCRIPTION	DATE	SOURCE	AMOUNT
INTEREST		10/31/2025	SAVINGS ACCT	\$ 0.17
DEPOSIT	Edward Jones Withdrawl for Roads	10/1/2025	Edward Jones	\$ 25,000.00
DEPOSIT	Disclosure-Lot 94	10/7/2025		\$ 300.00
DEPOSIT	Disclosure-Lot 39	10/30/2025		\$ 300.00
			<b>SubTotal</b>	<b>\$ 25,600.17</b>
<b>EXPENDITURES</b>				
Storage Unit	Store Quest	10/3/2025	CHECKING ACCT-DEBIT CARD	\$ 53.61
Wix	Wix website	9/6/2025	CHECKING ACCT-DEBIT CARD	\$ 38.19
Box	Online Storage	10/1/2025	CHECKING ACCT-DEBIT CARD	\$ 190.98
Ballot	Office Max-postage, envelopes	10/8/2025	CHECKING ACCT-DEBIT CARD	\$ 282.54
Ballot	Office Max-Printing	10/10/2025	CHECKING ACCT-DEBIT CARD	\$ 66.90
Check 1115	Property Tax	10/15/2025	CHECKING ACCT	\$ 8.47
Check 1116	Property Tax	10/15/2025	CHECKING ACCT	\$ 8.47
Transfers				
Investment				\$ -
Misc				
Maintenance	CHK 1114-Roads	10/9/2025	CHECKING ACCT	\$ 23,590.00
Insurance	Farmers Insurance	10/6/2025	CHECKING ACCT-DEBIT CARD	\$ 1,161.00
			<b>SubTotal</b>	<b>\$ 25,400.16</b>

Monthly Finance Report

CATALINA FOOTHILLS ESTATES NO. 9				
Budget Planned Vs Actual with Balance				
10/1/2025 - 09/30/2026			AS OF 10/31/2025	
Income Category	Planned Income (2025-2026)	Actual Income (2025-2026)	Balance	Notes
Annual Dues - 2024 (\$300 x 130)	\$39,000.00	\$0.00	\$(39,000.00)	
Late Fees	\$195.00	\$0.00	\$(195.00)	2024 was \$510
Disclosure (Transfer) Fees*	\$900.00	\$600.00	\$(300.00)	
Bank Interest**	\$0.60	\$0.17	\$(0.43)	
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>\$40,095.00</b>	<b>\$600.00</b>	<b>\$(39,495.00)</b>	
<b>Total Income</b>	<b>\$40,095.60</b>	<b>\$600.17</b>	<b>\$(39,495.43)</b>	
Expense Category	Planned Expense (2025-2026)	Actual Expenses (2025-2026)		Notes
Taxes + Preparation	\$1,500.00	\$16.94	\$1,483.06	In house prep. Will owe ~30% of Interest Income
Road Sweeping (Landscaper)***	\$4,800.00	\$0.00	\$4,800.00	Budget for hiring landscaping contractor in addition to volunteers.
Insurance	\$2,322.00	\$1,161.00	\$1,161.00	Current cost is \$1161 2x per year
Professional fees	\$2,500.00	\$0.00	\$2,500.00	
Rent (Storage Unit)	\$643.32	\$53.61	\$589.71	\$53.61/month
HOA Meeting Room	\$259.90	\$0.00	\$259.90	\$159.90 for Zoom, + \$100 for annual meeting physical spot
Office Supplies	\$100.00	\$0.00	\$100.00	
HOA PO Box rental	\$250.00	\$0.00	\$250.00	
Printing & Postage	\$600.00	\$349.44	\$250.56	Includes election & annual assessment mailing
Website	\$470.28	\$38.19	\$432.09	Wix website, \$39/month
Maintenance (signs/posts)	\$750.00	\$0.00	\$750.00	Possible weight/private road signs.
Miscellaneous (admin)	\$300.00	\$0.00	\$300.00	Box.com storage+\$10 for AZ Corporation Board+\$100 margin
Road Maintenance	\$23,043.00	\$23,590.00	\$(547.00)	Road Maintenance ~\$46086 with 1/2 this year, 1/2 prior year
<b>Total Expenses</b>	<b>\$37,538.50</b>	<b>\$25,209.18</b>	<b>\$12,329.32</b>	
Transfer to Road Maintenance Repair (Savings or other as approved)	\$2,556.50	\$2,557.00	\$(0.50)	
<b>Total Expenses + Transfers</b>	<b>\$40,095.00</b>	<b>\$27,766.18</b>	<b>\$12,328.82</b>	**

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

\*\* Bank interest not included in budgeted expenses

Budget Plan vs. Actual

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

### NOVEMBER 2025

#### ACTIVE LISTINGS 2025

Status	Lot	Address	Owner	List price	Realtor	MLS
Off Market	33	6961 N. Solaz Tercero	Aaron & Priscilla Stremick	\$1,165,000	Gabrielle Feinholtz Coldwell Banker Realty	22512276
Active	124	2374 E. Calle Los Altos	Chi Yang & Sung Ok Park	\$945,000	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
10/15/25	39	6860 N. Solaz Tercero	Aric & Jeramie Ferrell	Chris Gair & Vilia M. Dedinas	\$975,000	Yes	8/13/25	10/30//25	8/14/25
8/27/25	94	6720 N. Altos Segundo	Cory Rosene & Amy Butalia-Rosene	Diane Frank	\$775,000	Yes	8/6/25	9/8/25	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. <del>Leissring</del>	\$560,000	Yes	5/20/25	6/6/25	5/20/25
5/20/25	114	6481 N. Avenida de Posada	<del>Vallejo</del> Mallema Trading LLC, Manuel G. Murrieta Escalante	Estate of Russell <del>Silberschlag</del>	\$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

# CALENDAR

## NOVEMBER - DECEMBER 2025

NOV	<b>Architecture</b>	<b>Agenda Item -- Provide annual report to members</b>
NOV	<b>Board</b>	Hold November Annual Meeting of the Members
NOV	<b>Board</b>	A - Provide update of board accomplishments
NOV	<b>Board</b>	B -Provide Treasurer report on financial update and annual review
NOV	<b>Board</b>	C- Discuss referendums and any proposed amendments
NOV	<b>Board</b>	D-Announce Election results and vote counts with Elections Committee
NOV	<b>Board</b>	E - Allow time for owner concerns & Neighborhood Watch update
NOV	<b>Board</b>	Hold November Annual Meeting of the Directors
NOV	<b>Board</b>	Departing members turn over board books and records; destroy bank cards and owner lists
NOV	<b>Board</b>	Elect officers and chairs
NOV	<b>Secretary</b>	Upload October approved minutes to cloud-based storage and website
NOV	<b>Secretary</b>	Draft Agenda and send board package for December meeting

DEC	<b>Board</b>	Elect officers and chairs
DEC	<b>Board</b>	Identify and establish any other subcommittees
DEC	<b>Board</b>	Appoint Inventory Audit team for inventory of storage facility contents
DEC	<b>Elections</b>	Archive ballot results and copies (with Secretary)
DEC	<b>President</b>	<b>Agenda Item - Provide board fiduciary duties reminders, review mission and E&amp;O insurance renewal</b>
DEC	<b>Treasurer</b>	<b>Agenda Item - Annual Budget kickoff -- Present draft budget for review with financials</b>
DEC	<b>Roads &amp; Landscaping</b>	Review road sweeping action plan & 5-year road plan
DEC	<b>Roads &amp; Landscaping</b>	Obtain landscaping and road sweeping bids, as applicable
DEC	<b>Secretary</b>	Review and confirm new meeting dates and coordinate electronic meeting info
DEC	<b>Secretary</b>	Determine post office box key trustee & storage key trustee
DEC	<b>Secretary</b>	Upload November approved minutes to cloud-based storage and website
DEC	<b>Secretary</b>	Draft Agenda and send board package for January meeting