

MINUTES

Catalina Foothills Estates No. 9 Association

DIRECTORS MEETING

Held telephonically

Cat9.org

Meeting Date: **October 5, 2020**

Directors Present: Sherri Durand, Teri Ellen, Diane Frank, Pat Griffin, Larry Ivy, Nancy Kay, Paul Schwartz, Joyce Su

Directors Absent: none

Guests present:

1. **Call to Order:** The President, Patrick Griffin, declared a quorum and called the meeting to order at 7:02 pm.
2. **Approval of Minutes.** Diane noted a couple typos. Nancy moved to approve the minutes, Teri seconded the motion, and the minutes were approved.
3. **Owner Concerns:** Pat started the meeting by indicating that he conducted a site visit of the proposed tree locations on the Gervickas property for the gazebo / animal pen submission tabled from the September meeting. Pat stated that as a condition to the approval, the owner should submit a reduced scale site plan for marking the tree locations upon which all three neighbors can agree. The owner was reluctant to provide a more detailed drawing. Pat explained that the tree planting was required as part of the board approval conditions for the animal pen to prevent visibility from neighboring properties. Discussion was held. Sherri motioned to end discussion. Teri seconded the motion. The review matter was tabled. Pat advised the owner to provide an acceptable drawing of the location of the trees on the lot in order to proceed with the review.
4. **Reports**
 - a. **Roads & Landscaping.** Larry commented that the roads were swept in June and July. Larry asked for the cul de sacs to be cleaned which has still not been completed.
 - b. **Architecture.** See above. Paul had no other updates. Paul has not received any requests this past month.
 - c. **Treasurer.** Currently have \$20,969.35 in checking and \$41,360.28 in savings for a total of \$62,329.63 total. Last month expenses were monthly storage unit \$79 and \$400 for Jose Gonzales landscaping. Joyce is working to get the insurance premium reduced and is obtaining another bid.

- d. **Newsletter.** Teri reported that she would have an article about trash & recycling, board member spotlight and is looking for input on frequently asked questions. Teri will add an article about the neighborhood watch.
- e. **Neighborhood Watch / Compliance.** See above – this position is open.
- f. **Registrar.** Two properties listed for sale. See Registrar's report.
- g. **Calendar.** Nancy reminded the board of the need to send ballots at least 10 days prior to the annual meeting.

5. **Old Business**

- a. **Trash.** Sherri reported that no material complaints had been received. Larry reported that owners appear to be complying more with the yard waste guidelines. Owners are reminded to pay quarterly statements to the new address indicated on the invoice for October, November and December.
- b. **Fee Schedule.** Nancy made the motion to approve the fee schedule and Diane seconded the motion. All board members voted to approve the updated fee schedule. The fee schedule will be posted on the CAT9.org website and attached to the newsletter. See attached.
- c. **Nominations and Elections.** Sherri made a motion to move the board meeting to the second Monday in November due to the pending presidential election. Paul seconded the motion and the board approved to move the meeting to NOVEMBER 9, 2020 at 7 pm. Ballots will be mailed 10 days in advance. Diane, Pat, Sherri, Teri, Larry and Paul were elected last year all agreed to serve their second term. Nancy and Joyce will be on the ballot as up for election in 2020.

6. **New Business**

- a. Possible Landscaping bids – Larry provided the October task list to the landscaper. He may pursue further bids to ensure best value for the neighborhood.
- 7. **Next Meeting.** The next Board meeting and the ANNUAL MEETING OF THE MEMBERS is to be held on MONDAY NOVEMBER 9, 2020 at 7 p.m.
- 8. **Adjournment.** The meeting was adjourned at 8:45 pm.

Submitted on behalf of the board,

Sherri Durand
Vice President and Secretary



TREASURER'S REPORT
PROPOSED 2020 BUDGET

CATALINA FOOTHILLS ESTATES NO. 9	
PROPOSED ANNUAL BUDGET: 2020	
2/1/2020 - 1/31/2021	October 5, 2020
Income Category	Planned Income
Annual Dues	\$13,000.00
Late Fees	\$0.00
Disclosure (Transfer) Fees*	\$720.00
Bank Interest**	\$25.00
Other	\$0.00
Total Income	\$13,745.00
Expense Category	Planned Expense
Taxes + Preparation	\$500.00
Road Sweeping	\$4,800.00
Insurance	\$1,800.00
Professional fees	\$300.00
Rent (Storage Unit)	\$1,000.00
HOA Meeting Room	\$200.00
Office Supplies	\$100.00
Postage (PO Box rental)	\$250.00
Printing	\$130.00
Registrar Disclosure Fees*	\$720.00
Website	\$100.00
Maintenance (signs/posts)	\$1,500.00
Miscellaneous	\$100.00
Total Expenses	\$11,500.00
Transfer to RMR	\$5,200.00
<i>*New budget items</i>	

BUDGET V. ACTUAL

2/1/2020 - 1/31/2021		October 5, 2020							
Income Category	Planned Income	Actual Income	Notes			2020	Annual Fee	Late Fee	
Annual Dues - 2020	\$13,000.00	\$12,800.00	5/31/2020: deposited 5 checks ***			Jan	400		
Late Fees	\$0.00	\$750.00				Feb	9500	30	
Disclosure (Transfer) Fees*	\$720.00					Mar	300		
Bank Interest**	\$25.00	\$7.44				Apr	600	135	
Other	\$0.00	\$60.00	Mail Post			May	1400	300	
						June	600	285	
						July	100	75	
Total Income	\$13,745.00	\$13,617.44				Total Paid	12900	825	
Expense Category	Planned Expense	Actual Expense	Balance						
Taxes + Preparation	\$500.00	\$50.00	\$450.00						
Road Sweeping (Landscaper)	\$4,800.00	\$3,270.00	\$1,530.00						
Road Pavement		\$ 34,898.87							
HOA Insurance	\$1,800.00	\$1,909.00	\$(109.00)	1909 (2020)					
Professional fees	\$300.00		\$300.00						
Rent (Storage Unit)	\$1,000.00	\$635.12	\$364.88						
HOA Meeting Room	\$200.00	\$51.50	\$148.50						
Office Supplies	\$100.00		\$100.00						
Postage (PO Box rental)	\$250.00	\$168.00	\$82.00						
Printing	\$130.00		\$130.00						
Registrar Disclosure (Transfer) Fees*	\$720.00	\$144.00	\$576.00						
Website	\$100.00	\$75.00	\$25.00						
Maintenance (signs/posts)	\$1,500.00	\$783.85	\$716.15						
Miscellaneous	\$100.00	\$51.00	\$49.00						
Total Expenses	\$11,500.00	\$42,036.34	\$(30,536.34)						
Transfer to Road Maintenance Repair (Savings)	\$5,200.00	\$5,200.00	\$0.00	3/2/2020 for 2019 FY					
*Registrar fees paid from Transfer fees received.									
**Bank interest not included in budgeted expenses									
FUNDS ALLOCATION									
GENERAL FUND	20,969.35	Checking							
ROAD MAINTENANCE RESERVE	41,360.28	Savings							
TOTAL CASH IN BANK	62,329.63								

MONTHLY FINANCE REPORT

CATALINA FOOTHILLS ESTATES #9				
HOMEOWNERS ASSOCIATION		P.O. Box #36225, Tucson, AZ 85740		
FINANCIAL REPORT FOR:		October 5, 2020		
EQUITY POSITION		CHECKING 1139	SAVINGS 1269	TOTAL
AS OF 10/31/2019		\$ 22,105.55	\$ 71,144.40	\$ 93,249.95
AS OF 11/29/2019		\$ 21,651.16	\$ 71,146.15	\$ 92,797.31
AS OF 12/31/2019		\$ 21,196.77	\$ 71,147.96	\$ 92,344.73
AS OF 01/31/2020		\$ 21,130.85	\$ 71,149.77	\$ 92,280.62
AS OF 02/29/2020		\$ 30,581.46	\$ 71,151.46	\$ 101,732.92
AS OF 03/31/2020		\$ 24,562.58	\$ 76,353.39	\$ 100,915.97
AS OF 04/30/2020		\$ 23,927.69	\$ 76,355.27	\$ 100,282.96
AS OF 05/31/2020		\$ 24,364.45	\$ 76,357.21	\$ 100,721.66
AS OF 06/30/2020		\$ 22,320.06	\$ 76,359.05	\$ 98,679.11
AS OF 07/31/2020		\$ 21,738.52	\$ 41,359.59	\$ 63,098.11
AS OF 08/30/2020		\$ 21,928.13	\$ 41,359.94	\$ 63,288.07
AS OF 09/30/2020		\$ 20,969.35	\$ 41,360.28	\$ 62,329.63
INCOME	DESCRIPTION	SOURCE		AMOUNT
				\$ -
				\$ -
	INTEREST		SAVINGS ACCT	\$ 1.94
	Title			144
			<i>SubTotal</i>	\$ 1.94
EXPENDITURES				
	Storage Unit Rental		StorQuest	\$ 79.39
	LANDSCAPE/ROADS		JOSE GONZALES	\$ 400.00
			<i>SubTotal</i>	\$ 479.39
BALANCE SHEET				
ASSETS				
	Cash and Bank Accounts			
			Checking at Bank of America	\$ 20,969.35
			Savings at Bank of America	\$ 41,360.28
			<i>TOTAL Cash and Bank Accounts</i>	\$ 62,329.63
	Other Assets			
			Mail Box posts - 3	\$60/each \$ 180.00
			Recycling Bins - 2	\$6/each \$ 12.00
			Trash Cans - 12	\$50/each \$ 600.00
			<i>TOTAL Other Assets</i>	\$ 792.00
			TOTAL ASSETS	\$ 63,121.63
LIABILITIES				
			[None]	\$ -
			<i>TOTAL LIABILITIES</i>	\$ -
TOTAL LIABILITIES & EQUITY				\$ 63,121.63

REGISTRAR'S REPORT

Catalina Foothills Estates No. 9
REGISTRAR'S REPORT
October 5, 2020
Diane L Frank, Registrar

Active, Pending, and Contingent Listings:

Lot 115	6520 N Altos Tercero Asking \$535,000	Owner: Johnathan Chan	Long Realty MLS: 22020786 Peter DeLuca 520-918-3725 peterdeluca@realtytucson.com
Lot 75	6742 N Altos Primero Asking: \$1,900,000	Owner: Kathleen O'Brien	Coldwell Banker Realty MLS: 22024495 Tressa Sawyer 520-730-3232 tressa.sawyer@crealty.com

Properties in Escrow

Recently Closed (Since last report)

Lot 1	2121 E. Calle Los Altos Copy of Deed obtained Disclosure fee \$144 obtained	Buyers: Samantha/Kelan Williams Sellers: David/Maria Varela
-------	---	--

Rentals: 2

Lot 53	6814 N Solaz Cuarto	Owners: Matthew / Margarette O'Brien Tenants: William & Megan Diefenbach
Lot 25	6990 N Solaz Segundo	Owner: Huatung "Tim" Wang Tenant Jonathan Wang (Son)

Other:

Real Estate Activity since November 5, 2019:

Properties Closed:	3 (Lot 112, Lot 35, Lot 1)
Properties Currently for Sale//Pending/in Escrow:	2 (Lot 115, 75)
Rental Properties in CAT 9:(active) Lots 53,25,	2 (Lot 53, 25,)