

# MINUTES

Catalina Foothills Estates No. 9 Association  
**DIRECTORS MEETING**  
Held telephonically

[Cat9.org](http://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

<b>CATALINA FOOTHILLS ESTATES NO. 9</b>	
<b>PROPOSED ANNUAL BUDGET: 2020</b>	
<b>2/1/2020 - 1/31/2021</b>	<b>October 5, 2020</b>
<b>Income Category</b>	
Annual Dues	\$13,000.00
Late Fees	\$0.00
Disclosure (Transfer) Fees*	\$720.00
Bank Interest**	\$25.00
Other	\$0.00
<b>Total Income</b>	<b>\$13,745.00</b>
<b>Expense Category</b>	
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
<b>Total Expenses</b>	<b>\$11,500.00</b>
<i>Transfer to RMR</i>	<i>\$5,200.00</i>

*\*New budget items*

**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			
<b>Total Income</b>	<b>\$13,745.00</b>	<b>\$13,617.44</b>		June	600	285			
				July	100	75			
				<b>Total Paid</b>	<b>12900</b>	<b>825</b>			
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	<u><span style="color: red;">\$(109.00) 1909 (2020)</span></u>						
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						
<b>Total Expenses</b>	<b>\$11,500.00</b>	<b>\$42,036.34</b>	<b><span style="color: red;">\$(30,536.34)</span></b>						
Transfer to Road Maintenance Repair (Savings)	<b>\$5,200.00</b>	<b>\$5,200.00</b>	<b>\$0.00</b>	<span style="color: red;">3/2/2020 for 2019 FY</span>					
<i>*Registrar fees paid from Transfer fees received. **Bank interest not included in budgeted expenses</i>									
FUNDS ALLOCATION									
GENERAL FUND	20,969.35	Checking							
ROAD MAINTENANCE RESERVE	41,360.28	Savings							
<b>TOTAL CASH IN BANK</b>	<b>62,329.63</b>								

MONTHLY FINANCE REPORT

CATALINA FOOTHILLS ESTATES #9 HOMEOWNERS ASSOCIATION FINANCIAL REPORT FOR:		P.O. Box #36225, Tucson, AZ 85740 October 5, 2020		
<b>EQUITY POSITION</b>		CHECKING 1139	SAVINGS 1269	<b>TOTAL</b>
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
<b>INCOME</b>	<b>DESCRIPTION</b>	<b>SOURCE</b>	<b>AMOUNT</b>	
			\$ -	
			\$ -	
INTEREST		SAVINGS ACCT	\$ 1.94	
Title			144	
		<i>SubTotal</i>	\$ 1.94	
<b>EXPENDITURES</b>				
	Storage Unit Rental	StorQuest	\$ 79.39	
	LANDSCAPE/ROADS	JOSE GONZALES	\$ 400.00	
		<i>SubTotal</i>	\$ 479.39	
<b>BALANCE SHEET</b>				
<b>ASSETS</b>				
<b>Cash and Bank Accounts</b>				
	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		
<b>Other Assets</b>				
	Mail Box posts - 3 <b>\$60/each</b>	\$ 180.00		
	Recycling Bins - 2 <b>\$6/each</b>	\$ 12.00		
	Trash Cans - 12 <b>\$50/each</b>	\$ 600.00		
	<i>TOTAL Other Assets</i>	\$ 792.00		
	<b>TOTAL ASSETS</b>	\$ 63,121.63		
<b>LIABILITIES</b>	[None]	\$ -		
		<i>TOTAL LIABILITIES</i>	\$ -	
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	\$ 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,)