

# Catalina Foothills Estates No. 9 Association

## 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: **December 1, 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

1. **Call to Order.** A quorum was established, and the meeting was called to order at 7:10 pm by the President, Joyce Su.

2. **Approval of the Minutes.** Jim made a motion to approve the Minutes of the Annual Meeting of the Board of Directors on November 3, 2025, and the Minutes of the Annual Meeting of the Members on November 3, 2025, seconded by Nancy. Unanimous consent.

➤ Motion carried.

3. **Owner Comments.** None

#### 4. **Reports & Actions**

a. Joyce read the fiduciary duties and HOA mission at the November Annual Meeting. Jim paid the E&O insurance premium last month.

b. **Treasurer.** Jim presented the financial reports for November 2025. There is \$31,529 in the checking account, \$6,575 in the savings account, and \$132,124 in the investment account.

c. **Roads & Landscaping.** Jim sent requests for bids to landscapers who will trim each street once a year on all our roads plus the county roads where homes are located.

d. **Architecture.** Nothing to report.

e. **Compliance**

(1) Sign at 6920 N. Solaz Primero – Conni will call the company and ask if they want the sign back.

(2) Mailbox at 2361 E. Calle Los Altos – Jim made a motion to approve the mailbox, seconded by Nancy. Conni aye, Nancy aye, Jim abstain, Joyce and Karin abstain. Jim made a motion that the owner be informed that they are not in compliance and should come to the Board and request a variance, seconded by Conni. Unanimous consent.

➤ Motion carried

f. **Resales.** Nothing to report.

g. **Calendar.** Nancy read the calendar entries for December.

## 5. **Old Business**

a. **Website.** Jeff made a motion to move forward with the new website, seconded by Jim. Unanimous consent.

➤ Motion carried

Joyce will prepare an email to the Board members setting forth the transition process.

## 6. **New Business**

a. **Elect Officers and Committee Chairs**

President: Joyce Su

Vice President: Jim Ponzo  
Treasurer: Jim Ponzo  
Secretary: Conni Struse

Architecture: Jeff Landers  
Compliance: Jeff Landers and Jim Ponzo  
Roads & Landscaping: Board  
Elections: Nancy Kay and Jim Ponzo  
Webmaster: Karin Sawtelle  
Newsletter: Teri Ellen

b. **Board Meeting Dates for 2026.** First Monday of each month, except September which is Labor Day, so that meeting will be on Tuesday.

c. **Storage Unit Inventory.** Not necessary

7. **Adjournment.** Meeting adjourned at 8:48 p.m.

NEXT MEETING: **January 5, 2026**

Submitted on behalf of the Board

*Conni Struse*

Conni Struse, Secretary

ATTACHMENTS:  
Financial Reports  
Resales  
Calendar

# FINANCIAL REPORTS

## NOVEMBER 2025

CAT9 HOA Budget 2025\_1130.xlsx

CATALINA FOOTHILLS ESTATES #9

HOMEOWNERS ASSOCIATION

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

FINANCIAL REPORT FOR:

AS OF 11/30/2025

EQUITY POSITION	CHECKING 1139	SAVINGS 1269 (Reserve)	INVESTMENT ACCT	TOTAL
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
AS OF 11/30/2025	\$ 31,529.47	\$ 6,575.25	\$132,124.21	\$ 170,228.93

INCOME	DESCRIPTION	SOURCE	AMOUNT
INTEREST	11/28/2025	SAVINGS ACCT	\$ 0.16

SubTotal \$ 0.16

EXPENDITURES	DESCRIPTION	DATE	DESCRIPTION	AMOUNT
Storage Unit	Store Quest	11/3/2025	CHECKING ACCT-DEBIT CARD	\$ 53.61
Wix	Wix website	11/4/2025	CHECKING ACCT-DEBIT CARD	\$ 38.19

Transfers				
Investment			\$	-
Misc				
Maintenance				
Insurance				
			SubTotal \$	91.80

Monthly Finance Report

CATALINA FOOTHILLS ESTATES NO. 9				
Budget Planned Vs Actual with Balance				
10/1/2025 - 09/30/2026			AS OF 11/30/2025	
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	\$0.33	\$(0.27)	
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>\$600.33</b>	<b>\$(39,495.27)</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	\$107.22	\$536.10	\$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	\$76.38	\$393.90	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>\$25,300.98</b>	<b>\$12,237.52</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>\$27,857.98</b>	<b>\$12,237.02</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

### DECEMBER 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	225122276
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>Mallema</del> 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 --</b> Provide annual report to members
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