

Catalina Foothills Estates No. 9 Association

Meeting of the Board of Directors

MINUTES

www.CAT9.org

<u>DIRECTORS</u>	<u>OFFICERS</u>	<u>SPECIAL ASSIGNMENTS</u>
Nancy Kay	PRESIDENT: Joyce Su	Newsletter: Teri Ellen
Jeff Landers	VICE PRESIDENT: Jim Ponzo	Webmaster: Dick Bryant
Jim Ponzo	TREASURER: Jim Ponzo	
	SECRETARY: Conn Struse	

Meeting Date: **December 1, 2025**

Directors and Officers Present: Nancy Kay, Jeff Landers, Jim Ponzo, Karin Sawtelle, Conn 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
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			
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				
<i>Budget Planned Vs Actual with Balance</i>				
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 +\$6-56)	\$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	\$600.00	\$(39,495.00)	
Total Income	\$40,095.60	\$600.33	\$(39,495.27)	
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
Total Expenses	\$37,538.50	\$25,300.98	\$12,237.52	
Transfer to Road Maintenance Repair (Savings or other as approved)	\$2,556.50	\$2,557.00	\$(0.50)	
Total Expenses + Transfers	\$40,095.00	\$27,857.98	\$12,237.02	**

* Assesment 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 Park	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. Leissring	\$560,000	Yes	5/20/25	6/6/25	5/20/25
5/20/25	114	6481 N. Avenida de Posada	Mallemo 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

CALENDAR

NOVEMBER - DECEMBER 2025

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

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