

MINUTES
Catalina Foothills Estates No. 9 Association
DIRECTORS MEETING

Catalina Foothills Church classroom area
2150 E. Orange Grove Road, Tucson, AZ
Cat9.org

Meeting Date: January 6, 2020

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

Directors Absent: None

Guests present: Craig Sawtelle

Call to Order: The President, Pat Griffin, called the meeting to order at 7:00 pm.

Quorum: The President declared a quorum.

Minutes: Correction was made to the spelling of Paul's last name, Schwartz. For the post office box, both Diane and Joyce have access so Sherri will not be added. These updates will be reflected in the revised minutes. The Board otherwise approved the minutes from the December 16, 2019 meeting of the directors. As additional comments to the minutes, Teri agreed volunteer to assist with the calendar updates. There was also question on how owners can be invited to the supper club events.

Owner Concerns. One owner was in attendance. There was a discussion of the continuing concern with speeding in the neighborhood and options to encourage drivers to slow down. Specific residents have been reported as seen speeding in the neighborhood on multiple occasions. Some suggestions included lowering the speed limit, warning letters, speed humps, additional signage, and special assessments which would be used toward purchasing radar equipment. The Board agreed to continue to explore proposals and options,, and to investigate the use of technology to enforce the speed limit. Pat indicated that owners should be aware that CAT9 roads are four feet narrower than county roads so continuing caution is important to maintain the safety of our residents.

Treasurer Report. Joyce reported that cash in the bank is \$92,344.73 with total expenses through December 31, 2019 at \$2,159.43. Joyce drafted the 2020 assessment letter which the Board approved. Joyce stated that she will be sending the dues notices in January. Joyce will correct the line item for transfer fees to show the five lots sold between 2/1/2019 and 01/31/2020. Joyce will record the church donation against Miscellaneous expense. There was some general discussion

about the budget line items. Joyce will increase the amount of landscaping in the 2020 budget draft for review at the February meeting. Dues in the amount of \$100 will be assessed as of February 1 and must be postmarked by February 29, 2020. Joyce will prepare the 2019 fiscal year annual report for February Board meeting.

Calendar Report. Nancy read the calendar report. The calendar should read “sweeping per landscaping contract scope” for the months of January, April, July and October - Larry to confirm. Diane took the action to provide copies of key Board book documents so that Board books can be created for all members desiring a copy. The Board will consider updating job descriptions in the coming months.

Registrar Report. Diane reported that there are no pending listings but that she has notice of one potential pending sale. There was discussion about any opportunity for adding additional common area maintenance charges and transfer fees if the Board deems necessary in the future.

Roads & Landscaping Report. Larry and Sherri worked on a revised written scope for Jose’s landscaping to clarify the tasks to be completed on a regular basis. Larry reported that he is expecting approximately 20 hours for the monthly amount. Larry will also get a quote from either Jose or another landscaper for an estimate for owners who desire help with mistletoe and pack rat removal at the owner’s expense. Larry is exploring getting bids as a back-up and will continue to be diligent on coordinating with the landscape and roads crews to get the tasks done for the monthly fee. Larry reported that he talked with Tucson Asphalt about sealing the roads in April/May. Larry will add a roads update to the newsletter. Larry provided some information on green asphalt. Per Pat we have rubberized asphalt and likely would not want to change to green asphalt given the existing 30-yr road plan.

Neighborhood Watch. Tung reported that stolen mail was dumped onto Tung’s property, coming including as far as Finger Rocks Trail head. Tung, Diane and other neighbors assisted with gathering the dumped mail and Diane got the letters to the appropriate owners.

Architecture Report. Paul sent notice of possible construction letters to three owners (Laman, Gervickas and O’Brien). O’Brien contacted Paul to indicate that construction is complete. Diane checked with Kevin (approving architect) and confirmed that the O’Brien designs have not been approved by the Board. Paul has received no response from Laman and no response from Gervickas. Paul will ask Kevin to conduct an inspection for the three owners and McElwain and report back. The Board reviewed and approved the new request form so that owners can better understand the CC&R requirements and process. Diane will replace her existing architectural guidelines with the new guidance and request form to new owners as part of registration. Sherri will post the forms on the website. The Board discussed the importance of our approving architect, Kevin Paulus, being timely in inspections and updates to the Board. Paul reported that he also received an informal

request from Valera. He will drive by and provide the request form. Paul also received an owner inquiry whether there has ever been consideration incorporating the 35 homes near Chaparral Place into Catalina Foothills No. 9. The Board discussed but no action was taken.

4. Old Business

- A. The Board reviewed the action items and updates.

5. New Business

- A. Bill Klaiber, an owner, sent an email to the Board inquiring about paving Avenida de Posada. The Board recognized the frustration caused by the county as to the condition of this road, and limited options for funding the paving. Pat and Larry commented on the county bond process and approval districts suggested. Pat described the county process for owners to update the county roads and mentioned that our roads are four (4) feet narrower than county standards. The Board agreed to continue to discuss and explore funding options for this long-standing issue.
- B. 2020 Budget and dues amount – The dues will be \$100 per the CC&Rs. Joyce will present the revised budget at the February meeting.
- C. HOA taxes – Joyce agreed to file the tax return and the Board approved.

6. **Next Meeting.** The next Board meeting is to be held on February 3, 2020 at 7 pm.

7. **Other Business / Concerns / Announcements.** None.

8. **Adjournment.** The meeting was adjourned at 9:15 pm.

Submitted on behalf of the board,

Sherrí Durand

Sherrí Durand

Vice President and Secretary



CAT9 BOARD ACTION ITEMS As of January 6, 2020

Action	Lead	Due
Donation to Church	Joyce	DEC
Fee Schedule finalization	Pat	JAN
Mailbox lettering –ask CAT HOA 1-6	Sherri	FEB
Board Book key docs and outline	Diane	FEB
Recycling update	Diane	APR
Corporate annual report	Sherri	MAY
<u>Architectural Reviews</u>		
Green – request form and plans needed	Paul	FEB
Gervickas – outside counsel notification	Paul	FEB
Laman – neighbor inquiry	Paul	FEB
O’Brien – final inspection needed	Paul	FEB
McElwain – final inspection needed	Paul	FEB
Varela – request form and initial inspection	Paul	FEB
<u>Roads & Landscaping</u>		
Updated landscaping services contract	Larry	FEB
Tucson Asphalt contract update	Larry	FEB
Landscaping compliance letter template	Sherri	MAR
Excess speeding compliance letter template	Sherri	MAR
Speeding solutions and enforcement	Board	ongoing
Paving Avenida de Posada	Board	ongoing

**Catalina Foothills Estates No. 9
REGISTRAR'S REPORT
January 6, 2020
Diane L Frank, Registrar**

Active, Pending, and Contingent Listings:

**Lot 112 6560 N Altos Tercero
Pending new listing**

Owner: Sylvia Staub

**Long Realty
Lori Mares
lmares@longrealty.com
Direct – 520-918-5508
Mobile – 520-400-4802**

Recently Closed (Since last report)

Rentals: 3

Lot 53 6814 N Solaz Cuarto

**Owners: Matthew / Margarete O'Brien
Tenants: Mark /Jackie Winkler**

**Nordstrom Group
Gina Palmer
gpalmer@nordstromgroup.com
299-5850; 299-3538 (f)**

Lot 11 6901 N Solaz Primero

**Owners: Sargent & Farley Families
Tenants: Rented intermittently to unknown tenants**

Lot 25 6990 N Solaz Segundo

**Owner: Huatung "Tim" Wang
Tenant Jonathan Wang (Son)**

Other:

Real Estate Activity since November 5, 2019:

Properties Closed:	0
Properties Currently for Sale// Pending /for rent/ in Escrow:	1(Lot 112)
Rental Properties in CAT 9: (active & occasional)	3 (lots 53, 11, 25)