

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: April 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: none

1. **Covid-19 Meeting Accommodations:** The board agreed to hold meetings telephonically until further notice. The board agreed that video would not be needed due to security issues.
2. **Call to Order:** The President, Pat Griffin, called the meeting to order at 7:15 pm.
3. **Minutes:** The board approved the minutes from March 2, 2020.
4. **Reports.**
 - A. **Treasurer.** Joyce distributed the financial reports for March and the revised 2020 budget. She received assessment fees from 98 owners. There are approximately 30 owners who have not paid the annual assessment and who risk lien assessments. Joyce will check with Richard to make sure email addresses are correct. Total for checking is approximately \$24,000. Joyce also sent a correction to the February report for planned vs. actual income. The church donation entry on the budget includes refreshments for the annual meeting. Sherri questioned why expenses exceed income on the 2020 budget. Pat stated that it could be due to the timing in the budget period vs calendar year. A motion was made to approve the 2020 budget during the Treasurer's report, and the board approved.
 - B. **Neighborhood Watch.** Tung encouraged everyone to stay home during the pandemic. He also suggested that owner's park their cars in their garages to prevent break-ins.

- C. **Roads & Landscaping.** Larry met with Jose to go over assigned tasks and sealing dates. On Tucson Asphalt he will firm up May sealing dates. On the street signs, Larry got a bid for \$70 for the Circulo Solaz sign. For mailboxes, the USPS will be inventorying mailboxes for identification and clean up in May. Larry confirmed that the roads deep clean is taking place in April.
 - D. **Architecture.** Architectural review request letters were sent to Green and Gervickas. Paul received no responses. Paul will follow up with Kevin. Kevin is not responding to Paul's calls and is not following up with these inspection requests. Although under "New Business," Paul made a motion to approve Diane Frank's request for driveway renovation review and the board had no objections.
 - E. **Registrar.** There is one home currently listed for sale by Charles Hsu. See Registrar report below.
 - F. **Calendar.** Nancy read the calendar and reminded the board that notices should be sent for delinquent owner assessment with an additional \$15 late fee.
 - G. **Newsletter.** Teri briefed the board on the proposed articles for the next issue planned for publishing in June.
5. **Owner Concerns.** There was a question about a back-up plan for trash services. Pat indicated that the trash service is also developing a contingency plan. Pat indicated that overall the trash services have been more than satisfactory, and that the incident early this year was an isolated event and the first issue in over 20 years.
6. **Old Business.**
- A. Mailbox updates proposal - Larry and Pat to write an article for the newsletter.
 - B. Sign proposal – The board approved the \$70 budget proposal from Larry for repairs to the Circulo Solaz sign.
 - C. Short term rentals – Tung sent compliance letters, talked with one owner, but has not received any other responses from owners. The board will determine how to fine these owners if short term rentals continue.
 - D. Fee Schedule - Pat said there were no updates to add and skipped this topic for discussion.

7. **New Business.**

- A. Next steps for delinquent owners – Joyce will send delinquent notices.
- B. Paving Avenida de Posada – Pat sent an email to one owner but has not heard back. Pat will follow-up on contributions from these owners towards paving.
- C. Driveway Proposal – voted on during Architectural Report section.
- D. Meeting Protocols proposal – To improve the board governance process, and given the number of new board members, Sherri drafted meeting protocols for consideration and discussion. These protocols are intended to address owner attendance at meetings, agenda requirements, board member discussions, and “New Business” voting. The agenda has sections for “Reports”, “Old Business” and “New Business”. Nevertheless, Pat or a board member will repeatedly call for a vote on “New Business” items during the “Reports” section causing confusion. Overall, Pat and Diane voiced the most resistance to the written protocols proposal and stated that the board should be able to approve new business proposals during “Reports” even though we have a “New Business” section in the agenda. Some other minor comments and wordsmithing were mentioned. Sherri indicated that she will revise and re-submit for consideration so that there is some baseline agreement on board member conduct and voting during the board meetings.

8. **Next Meeting.** The next Board meeting is to be held on May 4, 2020 at 7 pm.

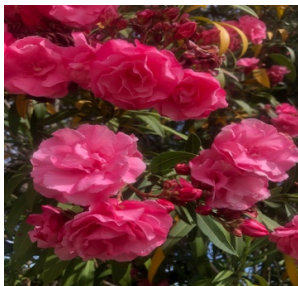
9. **Adjournment.** The meeting was adjourned at 9:15 pm.

Submitted on behalf of the board,

Sherri Durand

Sherri Durand

Vice President and Secretary



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

Active, Pending, and Contingent Listings:

Lot 35 6992 N Solaz Tercero
Asking: \$700,000

Owner: Charles Hsu

Home Smart Advantage Group
Michael Oaks
MLS: 22008307
520-447-0995
mdoaks@gmail.com
www.michaeloaks.com

Lot 112 6560 N Altos Tercero
Pending 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: 2

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 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/in Escrow:	2 (Lot 35, 112)
Rental Properties in CAT 9:(active) Lots 53,25	2