

Catalina Foothills Estates No. 9 Association

Annual Meeting of the Board of Directors

MINUTES

www.CAT9.org

DIRECTORS

Nancy Kay
Jeff Landers
Jim Ponzo
Karin Sawtelle

Gregg Sciabica
Conni Struse
Joyce Su
Adam Watters

OFFICERS

PRESIDENT: Joyce Su
VICE PRESIDENT: Jim Ponzo
TREASURER: Jim Ponzo
SECRETARY: Conni Struse

SPECIAL ASSIGNMENTS

Newsletter: Teri Ellen
Webmaster: Dick Bryant

Meeting Date: **November 4, 2024**

Directors and Officers Present: Nancy Kay, Jeff Landers, Jim Ponzo, Karin Sawtelle, Conni Struse, Joyce Su

Directors and Officers Absent: Gregg Sciabica, Adam Watters

Owners Present: Diane Frank, Craig Sawtelle

1. **Call to Order.** A quorum was established, and the meeting was called to order at 8:25 pm by the President, Joyce Su.

2. **Owner Comments.** None

3. **Reports & Actions**

a. **Treasurer.** Jim presented the financial reports for October 2024. There is \$31,382.25 in the checking account, and \$6,573.22 in the savings account. The storage unit raised the price to \$50 per month. We are on track for \$4500 under budget this year. Jim made a motion to purchase a \$12,000 treasury note to mature in two years at 4% interest. Seconded by Jeff. Unanimous consent.
> Motion carried.

b. **Roads & Landscaping.** The next cleanup will be the first weekend in December, the date to be confirmed. Roads committee will propose a plan for resealing the roads in 2025, and repaving in the next ten to fifteen years.

c. **Architecture.**

(1) Lot 121, Griffin Ratley, 2424 E. Calle Los Altos: Solar panel plans were submitted for review, and Jeff made a motion to approve the project, seconded by Nancy. Unanimous consent.

➤ Motion carried.

(2) Lot 56, Joel Levine, 2181 N. Circulo Solaz: The homeowner requested approval for repair of a wall and gate around their pool equipment. Jeff visited the owner and determined that Board approval was not necessary. Jeff made a motion to approve the plan, seconded by Conni. Unanimous approval.

➤ Motion carried.

d. **Compliance.** Karin had nothing to report.

e. **Resales.** Conni reported that there were three homes sold in 2024.

f. **Calendar.** Nancy read the calendar entries for November and December.

4. **New Business**

a. **Online Data Storage.** We opened a Box.com account that allows three users' access for a fee. As we change out personnel, a personal google account isn't necessary. This makes it easy to edit a document as a group.

b. **Website Update.** The survey was emailed to the owners, and eight people responded. The comments were half and half for changing the website or not. Jeff has proposed a new website to update the look and that will have more functionality. It could allow payment of assessments, provide a directory of owners or a list of vendors of services. The existing website is \$100 per year, and a new website will be \$452 per year. It would take four to six weeks to get it up and running. There can be up to ten administrators. Email addresses can be added and used for blasting announcements. Jim made a motion to open an account with WIX.com and go forward with a prototype to review in a month and test in the next two months, seconded by Karin. Unanimous consent.

➤ Motion carried.

c. **Locking Mailboxes.** Item tabled until a mailbox is purchased and mounted to ensure it works. Jeff will purchase the mailbox.

5. **Adjournment.** Karin made a motion to adjourn the meeting, seconded by Jeff. Meeting adjourned at 9:22 pm.

NEXT MEETING: **December 3, 2024**

Submitted on behalf of the Board

Conni Struse

Conni Struse, Secretary

ATTACHMENTS:

Financial Reports

Calendar

Resales

FINANCIAL REPORTS

OCTOBER 2024

CAT9 HOA Budget 2024_1031.xlsx

CATALINA FOOTHILLS ESTATES NO. 9				
<i>Budget Planned Vs Actual with Balance</i>				
2/1/2024 - 1/31/2025			AS OF 10/31/2024	
Income Category	Planned Income (2023)	Actual Income (2024)	Balance	Notes
Annual Dues - 2022 (\$300 x 130)	\$39,000.00	\$39,000.00	\$0.00	
Late Fees	\$195.00	\$510.00	\$315.00	
Disclosure (Transfer) Fees*	\$750.00	\$900.00	\$150.00	
Bank Interest**	\$0.60	\$1.35	\$0.75	
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	
Total Income (without savings interest)	\$39,945.00	\$40,410.00	\$465.00	
Total Income	\$39,945.60	\$40,411.35	\$465.75	
Expense Category	Planned Expense	Actual Expenses (2024)	Balance	Notes
Taxes + Preparation	\$500.00	\$856.82	\$(356.82)	In house Prep 2024
Road Sweeping (Landscaper)***	\$1,166.40	\$0.00	\$1,166.40	No landscaper for 2023
Insurance	\$2,332.00	\$2,267.50	\$64.50	
Professional fees	\$2,500.00	\$0.00	\$2,500.00	
Rent (Storage Unit)	\$1,162.00	\$687.95	\$474.05	
HOA Meeting Room	\$200.00	\$0.00	\$200.00	
Office Supplies	\$100.00	\$26.55	\$73.45	
HOA PO Box rental	\$250.00	\$0.00	\$250.00	
Printing & Postage	\$600.00	\$274.76	\$325.24	
Website	\$102.00	\$94.99	\$7.01	8% for inflation on 2023 actual
Maintenance (signs/posts)	\$1,200.00	\$0.00	\$1,200.00	
Miscellaneous (admin)	\$100.00	\$10.00	\$90.00	AZ Corp Board HOA
Total Expenses	\$10,212.40	\$4,218.57	\$5,993.83	
Transfer to Road Maintenance Repair (Savings or other as approved)	\$29,732.60	\$31,000.00	\$(1,267.40)	Planned Transfer made 05/15/2024
Total Expenses + Transfers	\$39,945.00	\$35,218.57	\$4,726.43	**

* Assessment Refunds shown as net \$0 (- to income / + to expenses)

** Bank interest not included in budgeted expenses

Budget Plan vs. Actual

CATALINA FOOTHILLS ESTATES #9

HOMEOWNERS ASSOCIATION

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

FINANCIAL REPORT FOR:

AS OF 10/31/2024

EQUITY POSITION	CHECKING 1139	SAVINGS 1269 (Reserve)	INVESTMENT ACCT	TOTAL
AS OF 9/30/2023	\$ 29,509.50	\$ 6,570.95	\$100,951.37	\$ 36,012.27
AS OF 10/31/2023	\$ 28,003.56	\$ 6,571.12	\$102,051.90	\$ 137,031.82
AS OF 11/30/2023	\$ 27,152.27	\$ 6,571.28	\$103,078.59	\$ 136,626.58
AS OF 12/31/2023	\$ 26,912.67	\$ 6,571.45	\$103,997.77	\$ 136,802.14
AS OF 01/31/2024	\$ 31,437.80	\$ 6,571.62	\$103,997.77	\$ 137,481.89
AS OF 02/29/2024	\$ 53,607.10	\$ 6,571.78	\$103,997.77	\$ 142,007.19
AS OF 03/31/2024	\$ 62,920.58	\$ 6,571.95	\$104,019.43	\$ 164,176.65
AS OF 04/30/2024	\$ 61,220.33	\$ 6,572.11	\$104,946.06	\$ 173,511.96
AS OF 05/31/2024	\$ 31,795.63	\$ 6,572.28	\$136,761.43	\$ 172,738.50
AS OF 6/30/2024	\$ 32,740.93	\$ 6,572.44	\$137,074.35	\$ 176,387.72
AS OF 07/31/2024	\$ 32,651.23	\$ 6,572.61	\$137,074.35	\$ 176,298.19
AS OF 08/31/2024	\$ 32,547.10	\$ 6,572.78	\$137,074.35	\$ 176,194.23
AS OF 09/30/2024	\$ 32,171.94	\$ 6,572.94	\$139,178.82	\$ 177,923.70
AS OF 10/31/2024	\$ 31,382.25	\$ 6,573.11	\$139,178.82	\$ 177,134.18

INCOME	DESCRIPTION	DATE	SOURCE	AMOUNT
INTEREST		8/30/2024	SAVINGS ACCT	\$ 0.17
HOA Disclosure	Lot 125	10/7/2024	CHECKING ACCT	\$ 300.00
HOA Disclosure	Lot 100	10/28/2024	CHECKING ACCT	\$ 300.00
			SubTotal	\$ 600.17
EXPENDITURES				
Insurance	Farmers	10/7/2024		\$ 1,141.50
Online Storage	Box.com, 1 year	10/1/2024		\$ 190.98
check 1097	Pima County Property Tax	10/7/2024		\$ 8.50
check 1098	Pima County Property Tax	10/7/2024		\$ 8.50
Storage Unit	Store Quest	10/3/2024		\$ 40.21
Transfers				
Investment				
Misc				
Maintenance				
Insurance				
			SubTotal	\$ 1,389.69

Monthly Finance Report

CALENDAR

NOVEMBER – DECEMBER 2024

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	Prepare and file Notice of Beneficial Ownership Information with US Financial Crimes Enforcement Network by December 31. https://boiefiling.fincen.gov/
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	December Board 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

A.R.S. 33-1806 Resales
October 2024

ACTIVE LISTINGS 2024

Status	Lot	Address	Owner	List price	Realtor	MLS

PENDING, CONTINGENT & CLOSED SALES 2023-2024

Closing Date	Lot	Address	Buyer	Seller	Sales price	Fee paid	Title form provided	CAT9 CC&R receipt received	Welcome Letter sent
7/10/23	49	6870 N. Solaz Cuarto	Yonatan D. Kurland and Katherine Dunne Kurland	Gregory S. Poucher and Patricia B. Poucher	\$1,175,000	Yes	6/29/23	7/1/23	6/30/23
7/31/23	26	6960 N. Solaz Segundo	Theresa A. West, Trustee	James and Mary Horvath	1,410,000	Yes	7/11/23	7/31/23	7/13/23
8/31/23	31	6901 N. Solaz Tercero	Joseph and Sheila Schifilliti	Deborah A. Meyers	\$1,923,800	Yes	8/3/23	9/5/23	8/7/23
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		8/28/24
10/18/24	100	2681 E. Calle Los Altos	Benjamin Patrick Don and Austin Irene Don	See Family Trust	\$1,195,000	Yes	8/28/24	11/7/24	8/28/24