

Catalina Foothills Estates No. 9 Association

Meeting of the Board of Directors

MINUTES

www.CAT9.org

DIRECTORS

Nancy Kay
Jeff Landers
Jim Ponzo
Karin Sawtelle

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: **March 3, 2025**

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

Directors and Officers Absent: Jeff Landers

Owners Present: Diane Frank, Teri Ellen

1. **Call to Order.** A quorum was established, and the meeting was called to order at 7:14 pm by the Vice President, Jim Ponzo.
2. **Approval of the Minutes.** Nancy made a motion to approve the minutes of the Meeting of the Board of Directors on February 3, 2025, seconded by Karin. Unanimous consent.
➤ Motion carried.
3. **Owner Comments.** None
3. **Reports & Actions**

a. **Treasurer.** Jim presented the financial reports for January 2025. There is \$47,735 in the checking account, \$6,573 in the savings account, and \$153,667 in the investment account. Income in the amount of \$33,900 was received for the annual assessment. Assessments for 17 lots have not paid. Late payment fees will become due on March 5.

b. **Roads & Landscaping.** The landscaper who cleaned up the plants that were destroyed by a truck did a good job. No one has since seen the suspected trash truck on our roads. Adam will get an estimate from him to maintain the roads

twice a year. Hughes Sanitation supplies a dumpster for no charge twice a year. Adam will clean the gravel from the streets with the grass blower purchased by the HOA.

c. **Architecture.** Nothing to report.

d. **Compliance.** A realtor wanted to know if a potential buyer's sister could run a hair salon in the home on the corner of Avenida de Posada and Skyline. Karin told her that the CC&R's require that only the owner or a resident of the property must be the person conducting business, and that a sign cannot be posted. She also advised that the County zoning rules say you cannot have more than five people visit your home for business per day, including deliveries, and no more than two people visiting at a time.

e. **Resales.** The home at 6961 N. Solaz Tercero is no longer on the market. Still for sale is 6481 N. Avenida de Posada.

f. **Calendar.** Nancy read the calendar entries for March and April.

4. **Old Business**

a. **Newsletter.** Teri suggested that the authority to send the newsletter be assigned to a specific person to get it out on time. The Board will discuss assigning someone to approve the newsletter for publication.

b. **Website.** Jeff not present.

b. **Locking Mailboxes.** A homeowner requested guidance for replacing a mailbox, and Jeff responded that he should call Jeff.

5. **New Business**

a. **Recycling.** The trash document on the website needs updating. Karin will replace the language regarding specific guidelines about current acceptable trash and recycle material with the link to Hughes Sanitation. Thus, the Board will not have to update the document when the details change.

b. **Beneficial Owner Interest.** The attorneys for homeowners' associations advised that it is now required for HOA's to file their report by March

21, 2025, in accordance with the Corporate Transparency Act. Joyce will send a jpeg file of her driver's license to Conni for filing.

c. **Social Happy Hour.** Joyce is hosting a happy hour at her home on March 13. Jim will write a reminder for the event and send it to Dick for email distribution to the homeowners.

6. **Adjournment.** Karin made a motion to adjourn the meeting, seconded by Adam. Meeting adjourned at 8:20 pm.

NEXT MEETING: **April 7, 2025**

Submitted on behalf of the Board

Conni Struse

Conni Struse, Secretary

ATTACHMENTS:

Financial Reports

Calendar

Resales

FINANCIAL REPORTS

FEBRUARY 2025

CAT9 HOA Budget 2025_0228.xlsx

CATALINA FOOTHILLS ESTATES #9
 HOMEOWNERS ASSOCIATION
 FINANCIAL REPORT FOR:

P.O. Box #36225, Tucson, AZ 85740
AS OF 2/28/2025

EQUITY POSITION	CHECKING 1139	SAVINGS 1269 (Reserve)	INVESTMENT ACCT	TOTAL
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
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

INCOME	DESCRIPTION	DATE	SOURCE	AMOUNT
INTEREST		2/28/2025	SAVINGS ACCT	\$ 0.15
Annual Assessment	Transfers	2/28/2025	CHECKING ACCT	\$ 11,715.00
	check - check deposits	2/28/2025	CHECKING ACCT	\$ 18,000.00
			SubTotal	\$ 29,715.15
EXPENDITURES				
Storage Unit	Store Quest	2/13/2025		\$ 53.61
Wix	Wix website	1/7/2025		\$ 38.19
Check 1104	US Postal Service - PO Box renewall	2/7/2025		\$ 268.00
check 1105	US Treasury-Fed Taxes 2024	2/28/2025		\$ 1,161.00
check 1106	AZ State Taxes 2024	2/27/2025		\$ 69.00
check 1107	J. Ponzo-postage filing 2024 taxes	2/24/2025		\$ 11.16
Transfers				\$ -
Investment				\$ -
Misc				\$ -
Maintenance				\$ -
Insurance				\$ -
			SubTotal	\$ 1,600.96

Monthly Finance Report

CATALINA FOOTHILLS ESTATES NO. 9				
Budget Planned Vs Actual with Balance				
2/1/2024 - 1/31/2025			AS OF 2/28/2025	
Income Category	Planned Income (2025)	Actual Income (2025)	Balance	Notes
Annual Dues - 2024 (\$300 x 130)	\$39,000.00	\$33,900.00	\$(5,100.00)	
Late Fees	\$195.00	\$0.00	\$(195.00)	2024 was \$510
Disclosure (Transfer) Fees*	\$900.00	\$0.00	\$(900.00)	
Bank Interest**	\$0.60	\$0.15	\$(0.45)	
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)	\$40,095.00	\$33,900.00	\$(6,195.00)	
Total Income	\$40,095.60	\$33,900.15	\$(6,195.45)	
Expense Category	Planned Expense	Actual Expenses (2024)		Notes
Taxes + Preparation	\$1,000.00	\$1,241.16	\$(241.16)	In house Prep 2024
Road Sweeping (Landscaper)***	\$4,800.00	\$0.00	\$4,800.00	Budget for hiring landscaping con
Insurance	\$2,283.00	\$0.00	\$2,283.00	8% for Inflation
Professional fees	\$2,500.00	\$0.00	\$2,500.00	
Rent (Storage Unit)	\$482.52	\$53.61	\$428.91	smaller unit in Aug.
HOA Meeting Room	\$256.90	\$0.00	\$256.90	\$159.90 for Zoom, +\$100 for ann
Office Supplies	\$100.00	\$0.00	\$100.00	
HOA PO Box rental	\$250.00	\$268.00	\$(18.00)	
Printing & Postage	\$600.00	\$0.00	\$600.00	Includes election & annual assessi
Website	\$324.00	\$38.19	\$285.81	new website, \$27/month
Maintenance (signs/posts)	\$750.00	\$0.00	\$750.00	Possible Weight/Private Road Sigr
Miscellaneous (admin)	\$100.00	\$0.00	\$100.00	2024 was \$10 for AZ Corporation
Total Expenses	\$13,446.42	\$1,600.96	\$11,845.46	
Transfer to Road Maintenance Repair (Savings or other as approved)	\$26,648.58	\$43,500.00	\$(16,851.42)	Planned Transfer made 05/15/2024. Mid-year transfer made 11/20/2024
Total Expenses + Transfers	\$40,095.00	\$45,100.96	\$(5,005.96)	**

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

** Bank interest not included in budgeted expenses

Budget Plan vs. Actual

CALENDAR
MARCH AND APRIL 2025

MAR	Board	March Board meeting
MAR	Treasurer	Assessments - Send Past Due Notices + itemized accounting (add \$15 late fee per month)
MAR	Board	Review trash collection contract performance; obtain bids or renew contract
MAR	Secretary	Upload February approved minutes to cloud-based storage and website
MAR	Secretary	Draft Agenda and send board package for April meeting
APRIL	Board	1-April Board meeting
APRIL	Roads & Landscaping	Sweep roads – April
APRIL	Secretary	Upload March approved minutes to cloud-based storage and website
APRIL	Secretary	Draft Agenda and send board package for May meeting
APRIL	Treasurer	Ensure taxes filed and pay income taxes (federal and state) - roads and common areas
APRIL	Treasurer	Assessments - 3rd Past Due Notices sent (add \$15 late fee per month)

A.R.S. 33-1806 Resales MAR 2025

ACTIVE LISTINGS 2025

Status	Lot	Address	Owner	List price	Realtor	MLS
Listed	114	6481 N Avenida de Posada	Silberschlag, Russell	\$734,000	Mikey Girard Long Realty	22501167

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
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
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