

CATALINA FOOTHILLS ESTATES NO. 8
HOMEOWNERS ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Tuesday, January 26, 2010
Time: 7:00 P.M.
Place: Catalina Foothills Church, 2150 E. Orange Grove Road, Tucson, Arizona 85718

Roll Call:	Directors Present: <i>Bill Read</i> <i>Susan Luebbermann</i> <i>Sue Cotty</i> <i>Debbie Bond</i> <i>Paul Riche</i> <i>Dian Seabury</i>	Director Absent: <i>Lamarshell Karnas</i> Stratford Management <i>Sarah Lebsack</i>	Homeowners Present: <i>John Grey</i>
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I. Call to Order

The meeting was called to order at 7:05 P.M.

II. Call to Audience

There was nothing discussed at this time.

III. Approval of the Minutes of the November 24, 2009 Board Meeting-

A motion was made seconded and carried unanimously to approve the minutes of the November 24, 2009 Board of Directors meeting, to include the following corrections:

- Dianne Seabury should be spelled, "Dian Seabury"
- Election of Officers letter F. Directors at Large, add Susan Cotty.
(Luebbermann/Riche)

IV. Management Report-

Ms. Lebsack reviewed the written management report with the Board and the following items were noted:

- The Board requested that the Stratford Management welcome letter and the emergency information form that were previously mailed to the homeowners be posted to the Association's website.
- The Board agreed to schedule a free Board training session that Stratford Management offers to its clients once a year.

V. Financial report-

The financial reports were reviewed. The Board requested that a footnote be placed at the bottom of the financials to reflect the amount of prepaids.

VI. Committee Reports

Mr. Read reported that Lamarshell Karnas will have the community directories ready for printing and will be contacting Ms. Lebsack to request a check for expenses.

VII. Old Business

A. Website

Mr. Read reported that the new website for the community is cat8.org. Mr. Read stated that the old website will be accessible until April 2010.

VIII. New Business

A. Late Fee Policy- A motion was made, seconded and unanimously carried to adopt the following late fee policy: "Payments received after December 1st will receive a late fee of \$15, no interest will accrue." (Seabury/Read)

B. Neighborhood Watch Program- The Board discussed the neighborhood watch program briefly.

C. Audit Committee Report- There was nothing to report at this time.

D. Stratford Management Inspections- The Board requested management to observe the following items while performing inspections: Trash Cans, Construction, Trailers, campers, R.V.s, and greatly disturbing natural open areas.

E. Expense Policy regarding Stratford Management- A motion was made, seconded and carried unanimously to adopt a policy that requires management to email the Treasurer or President to receive approval for payment of out-of-the-ordinary expenses above \$100. (Bond/Read)

IX. Next Meeting Date: Tuesday, February 23, 2010, at 7:00 P.M.

X. Adjournment

The meeting was adjourned at 8:15 P.M.

Respectfully Submitted,

Sarah Lebsack

Sarah Lebsack, CAAM®

Community Manager, Stratford Management

For Catalina Foothills Estates No. 8 Homeowners Association

Board of Directors