

CATALINA FOOTHILLS ESTATES NO. 8
HOMEOWNERS ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Tuesday, September 28, 2010
Time: 7:00 P.M.
Place: Catalina Foothills Church, 2150 E. Orange Grove Road, Tucson, Arizona 85718

Roll Call:	Directors Present:	Directors Absent:	Homeowners Present:
	<i>Bill Read</i>	<i>None</i>	<i>None</i>
	<i>Sue Cotty</i>		
	<i>Dian Seabury</i>	Stratford Management	
	<i>Debbie Bond</i>	<i>Sarah Lebsack</i>	
	<i>Susan Luebbermann</i>		

I. Call to Order

The meeting was called to order at 7:03 P.M. by President Bill Read.

II. Guests – There were no guests present to address the Board.

III. Approval of the Minutes of the July 27, 2010 Board Meeting

A motion was made, seconded and unanimously carried to approve the minutes of the July 27, 2010 Board of Directors meeting, with the following correction:

VIII. 2011 Budget, the second sentence is corrected to read: "The funds needed to retain the services of the management company exceed the budgeted income based upon the 2010 annual assessment rate of \$140." (Read/Luebbermann)

It was also noted that the July 27, 2010 executive session minutes were not included into the Board packets and therefore should be placed on the agenda for the October Board meeting for approval at that time.

IV. Management Report

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

- The Board requested management to send an email blast to all homeowners that quotes the CC&Rs with regards to trash containers.
- The Board requested that Ms. Lebsack mail the Annual Meeting materials separate from the annual dues letter and invoices.

V. Financial report

The financial reports were reviewed and accepted. The Board reviewed the draft of the 2011 Budget. Ms. Bond and/or Mr. Read will email management an electronic copy of the budget.

VI. Committee Reports

- Susan Luebbermann did not have anything to report at this time.
- Mr. Read did not report any thing at this time.
- The ARC submitted a written report as follows:
Lot 130 (Leu/Cheng) Solar panels - roof installation. The ARC members agreed that Ms. Leu/Mr. Cheng made sufficient efforts to contact their two adjacent neighbors to inform them of their plan to install a solar system on their roof (Lot 130). The project has not started. Ms. Leu said they are still waiting to receive a County permit for the installation; their contractor filed for a permit with the County on 9/27/10 and said it should take a few weeks to hear back from them.
Lot 6 (Wortley). Garage Addition. This project has not started yet. Correspondence from Mr. Wortley stated that more architectural/engineering work was needed to complete the plans for the renovation and County permits have not been obtained yet.
Lot 18 (Daly). Solar water heater. The solar water heater installation was completed and Ms. Daly provided the Committee with a copy of the County permit (added to Lot #18 file).

VII. Old Business

- A. 2011 Budget-Ballot Results-** Ms. Lebsack reported that the proposed assessment increase from \$140 in 2010 to \$185 in 2011 was approved by the majority of the homeowners that voted by ballot. A total of 90 ballots were received, 46 homeowner's votes in favor of the increase, 37 voted against the increase and 7 ballots were received without the benefit of a yes or no vote.
- B. Annual Meeting Date/Venue-** The annual meeting will be held at the Catalina Foothills Church in room 304 on Thursday, November 4, 2010. The Board reviewed the Annual meeting packet that will be mailed to the homeowners and requested management to amend it accordingly.

VIII. New Business

- A. Paving Bids/Selection of Contractor-** The Board reviewed three proposals from three different contractors. Discussion ensued and a motion was made, seconded and carried unanimously to approve ACE Asphalt to seal and crack repair the streets in the amount of \$12,848.55. (Seabury/Luebbermann)

IX. Next Meeting Date: Tuesday, October 26, 2010, at 7:00 P.M.

X. Adjournment

The meeting was adjourned at 8:24 P.M. and an executive session of the Board immediately followed.

Respectfully Submitted,

Sarah Lebsack

Sarah Lebsack, CAAM®
Community Manager, Stratford Management
For Catalina Foothills Estates No. 8 Homeowners Association
Board of Directors