

CATALINA FOOTHILLS ESTATES NO. 8
HOMEOWNERS ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

Date: Tuesday, October 26, 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 7:00 P.M. by President Bill Read.

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

III. Approval of the Minutes of the September 28, 2010 Board Meeting and July 27, 2010 Executive Session

A motion was made, seconded and unanimously carried to approve the minutes, as submitted. (Seabury/Bond)

IV. Management Report

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

- The Board would like management to place "Meeting Frequency" on the November Board Meeting Agenda to discuss meeting less frequently.
- ACE Asphalt will be performing the street sealing on November 8th and 9th. They will email Ms. Lebsack the information that will be emailed to the homeowners.

V. Financial report

The financial reports were reviewed and accepted.

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:

Recent Activities on On-going Home Renovation Projects

- Lot #130 (Leu/Cheng) Solar panels - roof installation. A copy of the County permit was delivered to a member of the Architectural Committee and the project is expected to start on Oct. 27, 2010. According to the owners, the solar installation may be completed by Oct 28th or Nov. 1st.
- Lot #6 (Wortley). Garage Addition. The homeowner hopes to submit the final plans to the Architectural Committee soon.

Potential Projects:

- Lot #99 (Freebourn/Bedier) The homeowner mailed plans for a roof-mounted solar system to S. Cotty on 10/19/10. An electronic copy of the plans was e-mailed to the other two Committee members and Stratford staff. Ms. Cotty e-mailed the homeowners (10/19/10) letting them know that the application was incomplete (the \$500 deposit was not submitted and written statements could also be in the form of e-mails) from adjacent neighbors indicating their knowledge of the installation. Mr. Freebourn responded on 10/21/10 asking for an explanation of the application fee. Ms. Cotty provided background information and the Association's Solar Guidelines to assist in planning the project (10/21). To date, no further correspondence or additional materials have been received.
- Lot # 63 (Boyd) Solar panels-roof installation. (no additional information on this project) Erin Hughes of Technicians for Sustainability (740-0736) e-mailed S. Cotty on 9/13/10 inquiring about the ARC meeting dates so she could submit the plans in a timely manner. Her company will be installing solar panels on lot #63 in January 2011. I told her that we meet on an as needed basis, but there will likely be a change in ARC membership after Nov. 2010. Ms. Cotty e-mailed Erin Hughes (10/24) to check on project status.

VII. Old Business

- A. Approved 2011 Budget-** The Board approved the attached 2011 Budget by an Action in Lieu of a Meeting on October 7, 2010 signed by every Board Member. A copy of this document is on file with the Association.
- B. Annual Meeting-** The Board discussed what items will be discussed at the Annual Meeting.

VIII. New Business

- A. Taxes and Compilation-** The Board reviewed the price lists for Certified Public Accountant's to perform a professional compilation and complete the Association's taxes. Discussion ensued and a motion was made, seconded and carried unanimously to approve Larry Recker C.P.A to perform the compilation and taxes in the amount of \$250. (Luebbermann/Cotty)
- B. 2011 Annual Picnic-** The Board would like to move the picnic back to October as April/March was not as successful as the events that were held in past Octobers.

IX. Next Meeting Date: Tuesday, November 23, 2010, at 7:00 P.M. However, the Board would prefer to meet on Tuesday, November 30, 2010. Ms. Lebsack stated that she is available either date. The Board will notify her of the date they choose.

X. Adjournment

The meeting was adjourned at 8:00 P.M.

Respectfully Submitted,

Sarah Lebsack

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