

# CATALINA FOOTHILLS NO. 8

## H O M E O W N E R S   A S S O C I A T I O N

Post Office Box 40790 ▪ Tucson, Arizona 85717 ▪ Phone: 520-822-8036 ▪ Fax: 520-822-8085

### MINUTES OF AN ANNUAL MEETING OF THE MEMBERS

**Date:** Thursday, November 5, 2009  
**Time:** 7:00 P.M.  
**Place:** Catalina Foothills Church, 2150 E. Orange Grove, Tucson, Arizona

**Roll Call:** Present at the meeting were forty-seven (47) memberships representing in person and by absentee ballot. Also present were Joseph O'Hagin, Sarah Lebsack, and Monica Garcia of Stratford Management. Business was conducted as follows:

#### I. Call to Order

Association President John Gray called the meeting to order at 7:06 P.M.

#### II. Introduction and Summary of 2009

- **Board Members:** Mr. Gray introduced himself and the other members of the Board; Robert Reynolds, Susanne Cotty, John Tierney, William Read and Lamarshell Karnas. Board members Susan Luebbermann and Vicki Kalen were not present. Mr. Gray also introduced Joseph O'Hagin, Sarah Lebsack and Monica Garcia of Stratford Management.
- **Finalizing Bylaws and Protective Covenants:** Mr. Gray reported that these have been finalized and will be put on the website in the near future.
- **Buffel Grass Survey:** The survey reported no findings of Buffel Grass in the community. However, another invasive species, fountain grass, has been sited within the area.
- **Garbage Collection Contract:** The contract with Waste Management has been finalized with the help of Board Member Bill Read.
- **Management Company Selection:** Stratford Management has been hired to professionally manage the community and assist the Board with meeting legal requirements and also with business applications.
- **Central Filing System:** Lot files will now be housed at the Stratford Management office.

#### III. Approval of the 2008 Annual Meeting Minutes

Ms. Lebsack stated the 2008 Annual Meeting Minutes were approved by absentee ballot, as written.

#### IV. 2008 Annual Reports

##### A. Architectural Review Committee (ARC)—Susanne Cotty

Mr. Gray reported that the ARC has reviewed only a few submittals throughout the year. Minor renovations reported for lots #61 and #87. Lot #89 has installed solar panels.

##### B. Communications

Mr. Gray reviewed the following:

- No Directory printed last year due to financial constraints. A directory for 2010 will be published in the near future. A request to update homeowner information such as phone numbers, addresses, and emails will go out to the community.
- Annual Party, March 7, 2010: Mr. Gray made a call for Block Captains to volunteer.

**C. Roads**

Mr. Gray confirmed that there are only a few common areas in the community that are maintained by the Association.

**V. 2010 Budget**

Mr. Gray reviewed the 2010 Budget.

**VI. Election Results**

Ms. Lebsack announced the candidates for the Board for 2010: Susanne Cotty, Susan Luebberman, William Read, Debbie Bond, Lamarshell Karnas and Paul Riche.

**VII. Stratford Management**

Joseph O'Hagin, General Manager for Stratford Management, introduced the new management team for the Association, Sarah Lebsack and Monica Garcia, to the homeowners present. Ms. Lebsack asks the members to contact her or Ms. Garcia with any questions or requests that they may have.

**VIII. Neighborhood Watch-Lyssa Holmes**

Ms. Holmes reviewed the purpose of the Neighborhood Watch Program and noted it provides a stronger sense of community and communication throughout. The Program works with local law enforcement agencies. Ms. Holmes further noted that the Catalina Foothills Estates No. 8 Neighborhood Watch program is registered with the Pima County Sheriff Department and distributed informational flyers on the program.

**IX. Goals for next year**

Mr. Gray reviewed the following:

- Solar guidelines and presentation
- Water harvesting guidelines and presentation
- Roads, funding for the future

**X. Q & A:**

The Board fielded questions from the homeowners present.

**XI. Adjournment**

There being no further business for discussion, a motion was made, seconded and carried to adjourn the Annual Meeting of the Catalina Foothills Estates No. 8 Association at 7:56 P.M

Respectfully submitted,

*Monica Garcia*

Monica Garcia  
Stratford Management  
For the Catalina Foothills Estates No. 8 Homeowners Association