



Number 7 Association

P.O. Box 64173

Tucson, Arizona 85728-4173

The meeting was held at St. Philips of the Hills Episcopalian Church at 4440 N Campbell Ave, Tucson, AZ, East Murphy Gallery. The following members were present: President Ken Ellis, Vice President Phil Harber, Treasurer Robert Levaro, and members Eli Collier, Tom Hicks, Cesar Melendez, and Dale Pugh.

Prior to the beginning of the annual meeting, the annual Neighborhood Watch meeting was conducted. Representatives from the Pima County Sheriff's Department were in attendance and presented crime statistics for our general area.

CALL TO ORDER: The meeting was called to order at 10:00 a.m. on 3 February 2024.

WELCOME/INTRODUCTIONS: Attendees were welcomed, and the board members were introduced to the audience.

DETERMINATION OF QUORUM: After receiving a vote count and reviewing the sign in sheets, it was determined that 63 residents were in attendance and a quorum was present.

MINUTES: The February 4, 2023, annual meeting minutes were approved without objection.

GUEST SPEAKERS: Mr. John Herbers President & CEO HBS Stratford Community Management and Dr. Deborah Colon-Mateo, Director of Project Services discussed HBS Stratford management provided an overview of HBS Stratford Management. Mr. Herbers gave an overview of the company and briefly explained how the firm expects to work with the Board to provide effective support to the community. Dr. Colon-Mateo provided an overview of the available technology that HBS uses.

ELECTION RESULTS: Mr. Hamid Badghisi was introduced as the newly elected board member. Attendees were encouraged to consider putting their name on the ballot next year to fill the four remaining vacancies.

TREASURER'S REPORT:

1. CFE 7 is on firm financial footing heading into 2024.
2. Revenues will be slightly reduced for 2024 as HBS/Stratford Management (the firm) will now be receiving transfer fees.

3. A new savings account was opened in 2023 to hold reserve funds and receives 4% interest. This will help offset the loss of transfer fee revenue.
4. Major expenditures for 2023 were:
 - a. Landscaping.
 - b. Street sign painting.
5. Assessments billing will be sent out late, perhaps in March.

PROJECT REVIEW COMMITTEE:

1. There were 55 applications in 2023 ranging from roof recoating to major renovations.
2. Attendees were reminded that applications are required for ALL outdoor projects that can be seen from outside the lot.
3. Applications may be submitted electronically via email.
4. The PRC developed a desert color palette to assist owners in selecting exterior colors.

COVENANT COMMITTEE: Mr. Pugh

1. There were 17 complaints in 2023. In order of magnitude, they were:
 - a. Visible trash bins
 - b. Excessive lighting
 - c. Improper storage/unkept property
 - d. Parking violations.
2. There were two Board Hearings that addressed violations for failing to submit a project review application and failure to keep garbage bins out of sight. A fine was levied for the trash bin violation.
3. The illegal and dangerous act of feeding javelina was discussed. Both the AZ Fish and Game Dept. and the Board need clear proof of an individual feeding javelinas before they can act. Attendees were asked to provide pictures or videos of this happening to the Board.
4. Attendees were reminded that Pima County is a dark sky location. All exterior lighting should be shielded and at the lowest brightness possible. All lights should be pointed down, not up or out toward other properties.

LANDSCAPE COMMITTEE:

1. The list of native and permissible plants has been expanded and is available on the CFE 7 website.
2. Prohibited trees include palms, pine trees, Italian cypress, eucalyptus. These trees are out of scale for the neighborhood, impede views, are subject to wind damage and lightning strikes, and are not part of the desert aesthetic. It is not required that existing non-native trees be removed, but when any of these trees die, replacements must be native trees.
3. The guidelines now prohibit scrapping of the 15' transition zone around a house.

CLOSED SESSION:

The meeting was adjourned at 12:00 p.m.

Respectfully submitted,

Brenda Ellis

Volunteer Recorder