



*Number 7 Association*

P.O. Box 64173

Tucson, Arizona 85728-4173

The monthly meeting of the Catalina Foothills Estates No. 7 Board of Directors was held on 5 June 2019 in Room 406/408 of the Catalina Foothills Church, 2150 E. Orange Grove Road, Tucson AZ 85718. The following members were present: Hamid Badghisi, Lynn Dent, Ken Ellis, Phil Harber, Tommy Henry, Howell Herring, and John Milbauer. Excused: Brenda Velasco. Guests, Debbie Molnar, Randy Accetta and Cesar Melendez.

CALL TO ORDER: President Ellis called the meeting to order at 7:00 pm.

OPEN SESSION:

RESIDENT RELATED ISSUES: None.

TREASURER'S REPORT: Howell reported that there are six outstanding assessments. He will wait another month and then file liens. The usual monthly expenditures were made.

FOR DECISION:

FOR DISCUSSION:

1. Website Innovation: Ken explained that Brenda had sent him an email with two websites that she felt the Board should review over the summer and then at the September meeting we would discuss if we would like to use one of them. Ken will email the board information on these two sites.

2. Proposed Guidelines Changes: Ken explained that about 13 responses had been received about the proposed Guidelines changes. Many of them had to do with roof color and not specifically about the proposed changes that were presented.

5.3 Appearance of Lots: Discussion was held about what "stored materials, articles or objects of any kind" meant. Lynn wondered if that could be eliminated. However, it was explained that those words were in the actual CC&Rs and so couldn't be eliminated. The question was raised as to whether or not the Guidelines changes required a membership vote. It was explained that the CC&Rs must have 51% of membership approval to change anything. The Guidelines just further explain what is in the CC&Rs and should be used as a vehicle to clarify them. It was suggested that since most of the residents take care of their lots and only two are of concern that perhaps an informal committee/group could approach the owners and say they would be willing to have a work day and help clean up their lots. After further discussion it was decided not to change 5.3 Appearance of Lots at this time.

6.12 Roofing Coatings and Exterior Colors. The first suggestion was that a separate paragraph be written into the guidelines for exterior colors. The guidance on roof coatings will remain unchanged and not be associated with exterior colors.

Exterior Colors should now read – "All color selections must be in harmony with the architectural character, aesthetics, and the natural landscape of CFE7. Exterior colors should be muted and compatible with the desert palette with a light reflectance value (LRV) no greater than 80." It was

moved, seconded, and passed to insert this language into the Guidelines and post the revision on the website for 30 days before implementing the changes.

3. Committee Requirements: The issue of inconsistent information about committee structures was discussed. The website, the bylaws, and other areas do not match. For example, in some, there are only two standing committees, whereas in others they are all standing committees. In addition, there is some inconsistency about the number required (unspecified, "up to three", "three"). It was explained that the President is a member of all committees except the Nomination Committee. Most committees have three members and can have a non-Board member participant except for the Nomination Committee.

It was moved, seconded and passed that Phil serve with John on the Nomination Committee. Project Review – Tommy and Hamid. Covenants – Ken and Lynn, Landscape – Hamid and Tommy, Welcome/Communication – Brenda and Jan Henry.

John Milbauer announced that he would be moving to Boston in July for one year and was trying to find a candidate to fill in for him the year he will be gone.

### COMMITTEE REPORTS

PROJECT REVIEW: Eight properties had a final approval done. Six projects have been approved and are in progress.

COVENANT REVIEW: Four mailbox issues have been resolved, nine are being corrected, and ten are still outstanding. Three Airbnb rentals letters were sent out. One outstanding white roof issue. Two trash can issues (both are rentals).

LANDSCAPE REPORT: Hamid reported that a vehicle took out two road signs and bent over two more. It has been reported to the county Transportation Department.

Hamid reported he got bids for landscape cleanup and they were very high and so he is going to approach some independent landscape contractors for some more bids. Want to remove the female Rhus lancea trees on Calle La Cima and Camino Del Cielo and also the entrance property at Via Entrada/River Rd.

Jane will contact June Le Clair Bucko to see if she would paint the entrance sign again.

Howell will check the 2019 budget to see how much was designated for landscape work and get back in touch with Hamid.

The meeting was adjourned at 9:05 pm.

NO MEETINGS IN JULY OR AUGUST.

NEXT MEETING:

4 SEPTEMBER 2019  
7:00 pm  
Catalina Foothills Church  
Room 406/408

Respectfully submitted,

Jane Hoffmann  
Secretary to the Board  
520-323-9299