



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 4 September 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 and Tommy Henry. Absent: Howell Herring. Guests: Angela Stingelin, Mary Ganapol, Susan Hazan, David Hazan, Michael Burns, Cesar Melendez.

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

OPEN DISCUSSION:

TREASURER'S REPORT: The treasurer's report for June/July/August was presented.

RESIDENT RELATED ISSUES:

FOR DECISION: Hazan and Sygall – Airbnb rentals

Susan Hazan, 1001 E Via Soledad, presented to the Board a letter explaining why she is renting out her guest house to Airbnb clients. Adam Hazan explained that his mother would not be able to remain in the home if she couldn't rent out the guest house. He also said that the covenants can be enforced at the discretion of the Board and hopes that his mother will be allowed to continue renting. It was explained that, although the Board has latitude, the overarching responsibility is to enforce the will of the membership as prescribed in the Covenants. Adam Hazan asked what the process was to change the covenants. It was explained that it required a petition signed by 25% of the membership before it could be put before the entire membership for a vote to change any part of the Covenants and that it would require 51% of the membership to affect a change. They would like to canvas the neighborhood and get enough signatures so that it can be brought before the membership for a vote. Adam also said they were willing to find out what other HOAs are doing in regard to Airbnbs. A motion was made that both Hazan and Sygall (who did not show up for his hearing) will be fined \$40 per week until they close down their Airbnbs.

Beeston/McCarthy, 1850 E Calle Del Cielo, Ken explained that their mailbox post isn't in compliance. The Beeston/McCarthy said when they bought the house 12 years the post was like that. They will be submitting a variance application.

FOR DISCUSSION:

1. Newsletter – need articles in the next two weeks
 - Vegetation removal – Hamid
 - Real estate activity – Lynn
 - New Board Members – Phil
 - HVAC Coolant – Phil
 - Annexation – Ken
 - Solar panels – Ken
 - New Members - Jane
 - Annual Meeting - Jane
2. Annual Meeting Speaker – one suggestion is the Director of the Desert Museum. Please bring other suggestions to the next meeting.
3. Prospective Board Members – John Milbauer who will be absent for 6 months gave prospective interim replacement names to Ken Ellis and he will be contacting them.
4. Trash pickup and White roofs – Resident Jerry Bishop presented suggestions about both issues. The Board decided at this time not to pursue these suggestions.
5. Annexation Campbell/River. Discussion was held and it was determined that since there is no direct encroachment on CFE7 we will not take a formal position. The Board will continue to monitor the activity and will continue to inform residents about known milestones and public meetings so that individuals can attend and voice their concerns.

COMMITTEE REPORTS

PROJECT REVIEW: Tommy reported

8 projects in progress

7 projects received final approval

Projects varied from driveway, painting, roof recoating, solar to windows

COVENANT REVIEW: Ken reported

2 Board hearings (Hazan showed, Sygall did not)

1 variance request

21 violations corrected

3 pending

1 roof issue (sale pending)

2 first notices sent

LANDSCAPE COMMITTEE: Hamid reported

He is working with Mr. Ruffner, at 5101 N Via Entrada, to replant the areas cleared. Mary Herring, Hamid and others are working to develop a better plant list for the residents.

June LeClair-Bucko has agreed to repaint the entrance sign when it gets cooler.

COMMUNICATION/WELCOME COMMITTEE:

Lot 95	Kathleen Kirk	1630 E Entrada Septima
Lot 43	Martha Burkholder	5002 N Via Condesa
Lot 260	Seung-Ho An	5515 N Entrada Quince
	Suyeon Jo	
Lot 265	Roy Van Duivenbode	5545 N Entrada Ultima

Welcome Reception for New Residents – 23 October 2019. A motion was made, seconded and passed to allot \$300 for the reception.

CLOSED SESSION:

The meeting was adjourned at 8:35 pm

NEXT MEETING:

2 October 2019
7:00 pm Rm 406/408
Catalina Foothills Church

Respectfully submitted,

Jane Hoffmann
Secretary to the Board
520-323-9299