



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 called to order on 6 May 2020. This meeting was conducted via Video Teleconference. The following members were present: Lynn Dent, Ken Ellis, Phil Harber, Tommy Henry, Howell Herring, Julie Kelly, and Cesar Melendez. On Leave: John Milbauer. Guest: Stephen and Lynne Neely.

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

RESIDENT RELATED ISSUE: None.

FOR DECISION:

1. Request for Reconsideration of the Board's disapproval of a Request for Variance from Article 3.14 of the Protective Covenants for residents on Calle Luisa. The Board approved the request for reconsideration.

Mr. Neely was offered an opportunity to address the Board and indicated that he was attending only to answer any questions that might come up.

The Board discussed the points put forth by Calle Luisa to justify why a variance would not be detrimental to other lots. After discussing each point, the Board was not convinced that approval of the variance would not be detrimental to other lots.

The basic premise of the covenants is to protect all lots from offensive sights and activities that the general membership deems would have a negative impact on their property. Trash bins on the streets or in plain sight is one of many things that would make the neighborhood visually unappealing. The fact that a resident (or group of residents) or one's neighbor isn't offended by the sight of trash cans doesn't mean they aren't detrimental to the lot and to the neighborhood in general. The Board determined that the sight of trash bins on the streets and in plain view would alter the general character of the neighborhood to the detriment of all surrounding lots.

The Board discussed the assertion that some residents have been putting their can on the street for 10+ years. It was pointed out that if there has been a 10+ year period of non-enforcement, the Association forfeits the right to enforce; but no evidence has been presented to support that assertion.

A proposal was put forth to disapprove the Request for Variance and urge residents to provide evidence to support the assertion of non-enforcement for 10+ years. A motion was made and seconded and the Board approved the proposal.

Each resident will be notified of the Board decision.

2. Lot 66 – Gurland – 1601 E Entrada Quinta: President Ellis reviewed the issue on their lot. They have removed a lean-to and one tent. Upon removal of the tent a second tent was discovered that had been hidden from view. The Board voted to red-flag the lot and to notify the Gurlands that they are in violation.

FOR DISCUSSION:

1. Treasurer’s job – Ken will be contacting some possible candidates.
2. Signs, Flags and Posters – Phil said that we should perhaps review the guidelines with the political season coming up. Also, we should determine whether there are size guidelines for flags.
3. CFE7 Email - Hal proposed having a web email for CFE7 instead of our having to use our own emails when sending things out. Perhaps we should consider this option instead of using Board-pro. More information will need to be gathered before a decision can be made.

TREASURER’S REPORT: Hal submitted a report for the last two months. American Self Storage has been paid for another year and will be due again the end of May 2021. The postal box has been renewed for another year. The website and quick books was also paid. Assessments are slowly coming in.

COMMITTEE REPORTS

PROJECT REVIEW REPORT: Tommy reported nine new projects. Four of these have had final inspections and the rest are pending. Tommy said there has been an increase in activity.

COVENANT REVIEW REPORT: Ken reported 11 previous cases and 4 new ones. Three cases have closed and 12 are open.

LANDSCAPE REPORT: Julie reported –

1. Approved removal of packrat nests and dead prickly pear at Steve Gibson’s property at 5311 N Calle La Cima.

2. Triple A landscaping was hired by the county to trim back the roadways will do the other streets. They will trim 2 feet off the roadway. Several residents on Calle La Cima pooled resources and maintained the median along their properties.
3. Julie will get in touch with Mary Herring and get the updated plant list that she developed.
4. Lot P3 – Schackel – 1225 E Via Entrada. A complaint has been filed about the weeds and mistletoe at this property. The owners are out of state and Julie will contact them and the property management firm about the problems.

CLOSED SESSION:

The meeting was adjourned at 8:35 p.m.

NEXT MEETING:

3 June 2020

7:00 p.m.

Place to be announced

Respectfully submitted,
Jane Hoffmann
Secretary to the Board
520-323-9299