



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 7 October 2020. This meeting was conducted via Video teleconference. The following members were present: Lynn Dent, Ken Ellis, Phil Harber, Tommy Henry, Julie Kelly, Cesar Melendez, John Milbauer, and Joanne Robinson. Guests: Susan Hazan, David Sygall, Arlene Watkins and Winton Woods.

OPEN SESSION:

The meeting was called to order by Vice-president Tommy Henry at 7:15 p.m. in the absence of President Ellis who was experiencing technical difficulties.

RESIDENT RELATED ISSUES:

1. Mr. Woods asked that a variance be approved to authorize signs that express messages of appreciation to delivery persons. Ken indicated that the Board can approve signs, but it could not specify a particular message on the sign. Ken wanted to determine the legality of approving signs with a specific message while prohibiting signs with other messages to be displayed. The request was deferred pending further review.

2. Susan Hazan expressed her desire to put up metal Halloween decorations. President Ellis said that as long as the decorations are put up just before the holiday come down right after a holiday there would be no problem. He pointed out that there is a difference between a sign and a decoration, and we are just talking about decorations.

3. David Sygall provided a presentation on the impact Airbnb's have on real estate values in Brooklyn, NY and other major cities. He suggested that CFE7 consider allowing Airbnb's.

4. Arlene Watkins provided her views on Board communication. She feels the Board should be more kind to its residents and talk directly to the person to resolve the issue prior to taking enforcement action.

Joanne explained that we have covenants and the residents agree to abide by them when you sign the closing documents. A major job of the Board is to enforce the CC&Rs. She further explained that people need to step up and join the Board if they don't like the way things are being done.

FOR DECISION:

1. Revised fine document: The document with attorney markups was discussed and approved by the board. Phil wanted to ensure that violators are responsible to notify the board when an infraction is corrected. Ken will review this section before posting it to the website.

FOR DISCUSSION:

1. *Potential* Newsletter Articles:
 - a. Tribute to June LeClair - Jane
 - b. New residents – Jane
 - c. Mistletoe – resident
 - d. Fall planting- resident
 - e. Board Membership – Ken
 - f. Revised fine process – Ken
 - g. Newsletter participation – 1-2 lines – Ken
 - h. Annual Meeting Notice – 1-2 lines – Ken
 - i. Homes Sold 2020 – 1-2 lines – Lynn
 - j. Political Signs - up 71 days before, down 3 days after election
 - k. Restrictions on Recreational Vehicles – Ken

Phil Harber and John Milbauer will do the editing of future newsletters.

2. Jerry Bishop sent a letter to the Board requesting a justification for not publishing his article in the Fall 2019 newsletter. The letter was shared with the board and discussion was held. The Board agreed (in principle) that the newsletter is a tool for the Board to provide factual information on topics of general interest and/or information on Board initiatives. It is not a medium to express opinions nor is it a platform for individuals to advocate personal views on issues. A response will be drafted and sent to Mr. Bishop.

TREASURER’S REPORT: Joanne reported there were still two outstanding assessments. The \$25 deposited was for pulling plans from storage. Board members were asked to review the proposed budget versus what we have spent from January through September as we will be working on next year’s budget at the November meeting and voting on the final budget in December. Joanne explained that last year the legal budget was under budgeted by \$5,000 and that will be adjusted in the new budget.

COMMITTEE REPORTS

PROJECT REVIEW COMMITTEE: Tommy Henry presented a report that covered June through September. There were 26 projects of which 16 are in progress and 10 have had final approval. Cesar will be working on the approved and in progress projects.

COVENANT COMMITTEE: Ken Ellis reported 9 previous cases were held over; there were 2 new cases; 4 closed cases; and 7 open cases. Three cases were re-opened. The Hazan and McFall violations were tabled pending further review. The Woods issue was discussed in closed session.

LANDSCAPE COMMITTEE:

Julie arranged for the county to sweep our streets.

Julie coordinated with the Sterns, Lot P2 about the ongoing removal of a large dead tree.

Julie will submit a long-term landscape maintenance proposal with cost, schedule, and scope of work - providing a map of each stage of the work. This will be submitted and voted upon at the November board meeting.

CLOSED SESSION: Closed session opened pursuant to A.R.S. Section 33-1804(A)(2)

The meeting was adjourned at 9:30 PM.

NEXT MEETING

4 November 2020

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Respectfully submitted,

Jane Hoffmann
Secretary to the Board
520-323-9299