

The monthly meeting of the Catalina Foothills Estates No. 7 Board of Directors was held on 1 May 2019 in Room 406/408 of the Catalina Foothills Church, 2150 E. Orange Grove Road, Tucson Arizona 85718. The following members were present: Hamid Badghisi, Lynn Dent, Ken Ellis, Phil Harber, Tommy Henry, Howell Herring and John Milbauer. Absent: Brenda Velasco and Linda Waugh

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

OPEN SESSION:

RESIDENT RELATED ISSUE: None.

TREASURER'S REPORT: Howell reported that he paid American Self Storage for one year and we received 1 month free. It was moved, seconded and unanimously passed that we pay the Century Link bill electronically. Howell said that there were approximately 29 lots that haven't paid their assessment and that a final notice will be going out shortly.

FOR DECISION: None.

FOR DISCUSSION:

1. Guidelines for painting houses white or off-white color: Tommy & Lynn

Tommy expressed concern about the most recent change to the guidelines regarding no white or off-white homes. He pointed out that Cat7 has varying styles of homes, but primarily they fall in the vernacular of the regional southwest and encompass the Territorial style tied to Santa Fe, as well as Spanish Mission Colonial interspersed with the hybrids that spun off of both. Materials are primarily stucco, burnt adobe, or slump block.

Over time many of the burnt adobe structures have been painted and/or sealed in cement washes and the colors are generally tied to the palette of the desert. Others have respected their heritage of colonial white, dark timbers and trim. Architecturally this all works in our neighborhood with our varying terrain and natural vegetation. He felt that prohibiting white or forcing a homeowner to paint their home a color they are not comfortable with might be too severe. He asked the Board to reconsider their restrictions and find a middle ground.

Lynn asked why we didn't allow white houses. It was explained that because we don't allow white roofs, it followed that we shouldn't allow white houses. Houses are far more visible than roofs and if white roofs are offensive it follows that white houses would be even more offensive. Lynn presented a detailed power point presentation of research about how the color white is generally integrated into the Foothills architecture. Lynn suggested that we use the Light Reflectance Value (LRV) of the selected paint color as a determining factor for approving exterior paint colors. The LRV is normally listed on the back of paint charts. Lynn suggested that the Guidelines be revised to allow off white color but limit the paint reflectance value to no greater than LRV 80 . Lynn suggested that the guidelines be changed to read:

“Roof coatings shall be a tan color. No white, near white or off white or reflective roofs shall be permitted (C2,14.11). CFE7 Exterior colors should be muted and compatible with the desert palette with a light reflectance value (LRV) no greater than 80. All color selections must be in harmony with the architectural character, aesthetics, and natural landscape of CFE 7.”

2. Property maintenance guidelines: Ken reported that some lots have an un-kept appearance. The CFE7 Covenants and Guidelines do not address maintenance issues. Paragraph 5.3 of the Guidelines addresses appearance of lots but does not address maintenance and upkeep. Ken suggested revising paragraph 5.3 to address property maintenance. The changed paragraph would read:

“Owners are obligated to maintain their property in a state of repair that is consistent with the general character and aesthetics of CFE7. All clotheslines, equipment, mechanical equipment, wood piles, or piles of dirt or rocks, or stored materials, articles, or objects of any kind shall be walled-in and/or concealed so that they may not be viewed from any point beyond the Lot on which they are located. Any furniture or other objects of any kind shall be removed from a roof or placed so as not to be visible from adjoining Lots whenever not being used.”

The proposed changes will be posted to the website for 21 days and emailed to residents for review prior to deliberations at the June 5, 2019 Board meeting.

COMMITTEE REPORTS

PROJECT REVIEW: Tommy reported that nine projects were given final approval. Five projects were approved and are in progress. He said the Klipsch new build (Lot 133) was completed and turned out very well.

COVENANT REVIEW: Ken reported that six violations were resolved. There are four outstanding. He also reported 22 mailboxes are in violation.

LANDSCAPE REPORT: Hamid report that the vacant lot at Via Entrada/Entrada Doce has been cleaned up.

Hamid has had several requests that the entrance area at River Rd/Via Entrada be cleaned up. Hamid will get several bids for the cleaning. The sign also needs to be repainted. When the clean up takes place Hamid will have the landscape people also remove several saguaros that are diseased.

COMMUNICATION/WELCOME COMMITTEE: Brenda

CLOSED SESSION:

The meeting was adjourned at 8:00 p.m.

NEXT MEETING:

5 June 2019
Catalina Foothills Church
Room 406/408

Respectfully submitted,

Jane Hoffmann
Secretary to the Board
520-323-9299