

***Civano I: Neighborhood I Association, Inc.***  
***A Homeowners Association***  
***Board of Directors Meeting***  
***Minutes***

Date: Tuesday, January 16, 2018  
Time: 7:00 PM  
Location: HOA Activity Center—10501 E Seven Generations Way, #109

**I. CALL TO ORDER**

The meeting was called to order 7:03 PM.

**II. ESTABLISHMENT OF QUORUM**

Board Members Present: Chris Shipley, Sharon Fields, Les Shipley, Mario Mastrosimone, Carolyn Finnell, Andy Delgado-Keller and Bob Small

Board of Directors Absent: None

Member of Management Present: Sean Keegan, Cadden Community Mgt.

Minute Taker: Sean Keegan

- III. Presidents's Report** - Mario talked about an email he sent out about some trees being deliberately killed by some residents and that we should make sure we don't put new trees in unless owners want them. He also discussed landscape, DG and riprap work being done, 89 paint letters that were sent out and kids still getting on the roof at the south pool.

**IV. APPROVAL OF PREVIOUS MEETING MINUTES**

- November 21, 2017 Regular meeting minutes

**MOTION: To approve the November 21 Board minutes with minor corrections**

Motion Proposals: First: Mario M; Second: Andy

Motion Results: Motion passed

**V. TREASURER'S REPORT & APPROVAL**

Account Balances as of December 31, 2017

Operating \$ 174,301.34

Reserve Fund \$ 546,210.33

Contingency \$ 17,169.43

Asset Imp. \$ 36,000.24

Chris stated that \$28000 would be put into the reserve contingency that was excess from 2017.

There was discussion, Sean will provide financials from the past couple of years concerning reserve contributions to Joan Tober.

**MOTION: No motion made.**

Motion Proposals: First: Second:

Motion Results:

**VI. OPEN FORUM**

1. Tom Sisterman spoke about some city issues with the streets in Civano and Prop 101. Civano roads are considered in the poor category. Discussion ensued, it was recommended that owners become the squeaky wheel in order to have the Civano roads taken care of.

2. Another owner asked about the website, said there are 2 DRC apps on it. Discussion
3. **Mark Levine** said he will be resigning from the events committee
4. Discussion about the tennis court cracks, Sean will contact the company and have them come out.

#### **VII. NEW BUSINESS**

1. **Approve CPA Reggie Brooks to do the 2017 Taxes/Compilation-  
Motion: To approve the CPA**  
Motion Proposals: First: Mario Second: Bob  
Discussion, motion passes.
2. **Discuss having the HOA support a fundraiser for Big Brothers/Sisters clothing drive  
MOTION: No motion**  
Motion Proposals: First: Second:  
Discussion about the desire to help, all agreed it's a good idea and all proceeds should go to Big Brothers Big sisters.
3. **Approve gravel/rock replenish for 2018-Chris  
Motion: Original motion rescinded, motion to approve \$25k and have maps of locations to be done.**  
Motion Proposals: First: Mario Second: Bob  
Discussion, **Motion passes.**

#### **VIII. OLD BUSINESS**

1. **Fine Policy Follow-up- Examples attached**  
Review and some discussion as to the need in the HOA. There are no serious fine issues right now, will be addressed again if needed.
2. **Civano Sign update-** Sign has been removed, city emailed Ron Canady with what was considered an exhaustive and very expensive remedy for a variance. Other ideas are being looked into.

#### **IX. COMMITTEE REPORT/RECOMMENDATIONS -**

- CCAA: now obtaining bids for the pool work at both pools. Need legal opinion for AED packs. Getting bids for new doors in the Rotunda
- Events: Holiday Party was successful, will need one more turkey next year.
- DRC business: No issues, doing great
- NEC business: Moving along, would like to put "election material" wording on the envelopes
- Community Garden: meetings ongoing, water leak finally fixed and some people are picking fruit from inside the walls.

#### **X. MANAGER'S REPORT – see attached**

#### **XI. NEXT SCHEDULED MEETING:**

Regular Board Meeting – Tuesday, April 17, 2018 at 7:00 p.m.

#### **XII. ADJOURNMENT** There being no further business to discuss, the meeting was adjourned at 8:14 PM