

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

Date: Tuesday, October 17, 2017
Time: 7:00 PM
Location: HOA Activity Center—10501 E Seven Generations Way, #109

I. CALL TO ORDER

The meeting was called to order 7:00 PM.

II. ESTABLISHMENT OF QUORUM

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

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

III. Presidents's Report - The new pool gate alarms and pickets have been installed and they seem to be working well keeping people out of the pools after hours.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

- August 8, 2017 Regular meeting minutes

MOTION: To approve the August 8 Board minutes with some corrections that were given to Sean

Motion Proposals: First: Mario M; Second: Chris

Motion Results: Motion passed

V. TREASURER'S REPORT & APPROVAL

Account Balances as of September 30, 2017

Operating \$ 158,038.59

Reserve Fund \$ 510,591.67

Contingency \$ 15,538.35

Asset Imp. \$ 47,144.22

A Budget Finance committee meeting will be scheduled for 10-27. Water prices have increased by 9% and the board needs to discuss big ticket items.

MOTION: No motion made.

Motion Proposals: First: Second:

Motion Results:

VI. OPEN FORUM

- 1. Joan Tober asked about corrections to the June 27 minutes-** Some corrections were given to Sean so he can update.
- 2. Mario brought up reclaimed water meter issues-** Several owners have seen a large increase in their reclaimed water bills due to meter work that had been done. It was suggested that owners who have seen an increase contact Tucson Water and talk to the KE&G contractor Dax.
- 3. Another question about the Civano sign on the wall at Drexel-** Ron Canady is waiting to hear from the City still.

4. **Question about having the agenda posted earlier on the website-** Motion to have it posted 4 days before the meeting, 2nd, discussion ensued. Motion Passes. The notices will be put out on the breadboards one week in advance.

VII. NEW BUSINESS

1. **Maintenance of Roundabouts on Drexel- Bids were reviewed-** Sierra Morado asked if Civano would consider sharing in the cost of maintaining them.
Motion Proposals: First: Second:
Discussion of who is responsible for them, decision was made to not share in the costs of keeping them maintained
2. **Cadden Management contract increase-** Proposed was a .15 per door increase
MOTION: To approve the increase of .15 per door
Motion Proposals: First: Mario Second: Chris
Discussion ensued, motion passes.
3. **NEC Timeline-**
Just discussion, no decisions were made. It was also stated that a required out briefing needs to be done and have owner feedback from the last election-
Motion Proposals: First: Second:
4. **Amending the Bylaws Section 8.5-**
Motion- Discussion for the need to change the wording in this section describing the Treasurers duties- Sean will have a draft written and send to attorney for review and there will be board feedback and a vote.
Motion Proposal: First: Second:
5. **Tennis court lights to LED-**
MOTION: No Motion, Sean to get pricing on new instant-on low energy LED's
Motion proposal: First: Second:
Dicussion ensued....no motions
6. **Landscape Lighting issues-**
Motion: No Motion
Discussion to have Sean find an electrician that can redo the lights and timers that no longer work.
7. **Drip irrigation issues-**
MOTION: No Motion-Chris discussed the issues with controllers and the fixes they make as they go, there isn't a need for a total repair unless water bills start to increase.
First: Second: Discussion
8. **Street Sweeping increase –**
Motion- To increase sweeping budget to \$6000....Motion was rescinded. Decision was made to add to the Finance Committee Budget meeting so they can discuss the increase.
9. **Appoint Jennifer Contaxis to the CCAA-**
Motion: To appoint Jennifer Contaxis to the CCAA
First: Mario Second: Sharon Discussion, Motion Passes

VIII. OLD BUSINESS

1. **Rotunda Carpet-to replace or go without~** After some discussion and input from several owners, the carpet will not be replaced and the floor will be kept carpet free.

IX. COMMITTEE REPORT/RECOMMENDATIONS -

- CCAA: NA
- Events: NA
- DRC business: NA
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X. MANAGER'S REPORT – see attached

XI. NEXT SCHEDULED MEETING:

Regular Board Meeting – Tuesday, November 21, 2017 at 7:00 p.m.

XII. ADJOURNMENT There being no further business to discuss, the meeting was adjourned at 8:25 PM