

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

Date: Tuesday, November 21, 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 7:02 PM.

**II. ESTABLISHMENT OF QUORUM**

Board Members Present: Chris Shipley, Sharon Fields, Les Shipley, Mario Mastrosimone,  
Carolyn Finnell

Board of Directors Absent: Andy Delgado-Keller and Bob Small

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

Minute Taker: Sean Keegan

- III. Presidents's Report** - Mario talked about the auto accident at the Civano entrance in early November and that Sean is in the process of obtaining information for insurance purposes. Also informed the other victim in the accident lives in Civano and the sheared off pole needs caution tape.

**IV. APPROVAL OF PREVIOUS MEETING MINUTES**

- October 17, 2017 Regular meeting minutes

**MOTION: To approve the October 17 Board minutes**

Motion Proposals: First: Mario M; Second: Sharon

Motion Results: Motion passed

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

Account Balances as of October 31, 2017

Operating \$ 158,566.15

Reserve Fund \$ 520,153.94

Contingency \$ 16,082.01

Asset Imp. \$ 38,280.53

Chris stated the budget will be discussed further in this meeting.

**MOTION: No motion made.**

Motion Proposals: First: Second:

Motion Results:

**VI. OPEN FORUM**

1. Joan Tober asked about the meeting documents out ahead of time so they can be looked at. Sean will have them out before the Executive session if possible.
2. Tom Wagner wanted to have the mens coffe group fund the reupholstering of the chairs in the rotunda, just the seat portion. They will do it after the first of the new year, a sample was handed out. **Motion (Mario) to approve the Coffee group to pay for them to be re-upholstered, 2<sup>nd</sup> (Carolyn) discussion ensued, motion passes.**

3. **Discussion about the Civano sign on the wall at Drexel-** Sean will forward the contact info to Ron Canady so he can file for the variance for the sign.
4. An owner brought up the issue of barking dogs in the neighborhood, a specific lot was addressed and section 5.3.3.1 was referenced.

## VII. NEW BUSINESS

1. **Review of DRC submission (statue) deferred to the board- Owner not present**  
**Motion: To table until the next meeting**  
 Motion Proposals: First: Mario Second: Sharon  
 Discussion, motion passes.
2. **Should the HOA add AED Packs in 2-3 locations in the HOA-**  
**MOTION: Original Motion was rescinded**  
 Motion Proposals: First: Second:  
 Decision to have the CCAA look into prices, options and best locations at their next meeting.
3. **Should the HOA add reflectors to the area on Civano Blvd by Lot 91 to prevent another accident-**  
**Motion: To have the Nursery put some boulders in the common area on that curve**  
 Motion Proposals: First: Mario Second: Carolyn  
 Discussion, **Motion passes.**
4. **Review of 2018 Draft Budgets- \$2 and \$3 increase options**  
**Motion- To pass the \$2 increase budget.**  
 Motion Proposal: First: Les Second: Chris  
 Discussion ensued, Motion passes, 3 yes 2 no votes.
5. **Review of the Fine Policy with regards to a new court ruling-**  
**MOTION: No Motion**, table this and Sean and John Price will provide examples of other fine policies at the next meeting.  
**Motion proposal:** First: Second:
6. **Appointment of new NEC members-Jim Booth, Sharon Fields, Linda Hilliard, Wendy Walker, John Pulkkinen, Richard Bates and Ken Wilcox.**  
**Motion: Original Motion rescinded, new Motion to Approve Jim, Linda, Wendy, John, Richard and Ken and Sharon as the Board Liaison.**  
 Motion was 2<sup>nd</sup>, discussion, Motion passes. Mario did not appoint the chair, will be done at their first meeting.
7. **Date for next Annual Meeting-**  
**MOTION: To have the Annual Meeting on March 24, 2018 5:30pm**  
**First: Mario Second: Sharon**  
**Discussion, Motion passes.**

## VIII. OLD BUSINESS

1. **None**

## IX. COMMITTEE REPORT/RECOMMENDATIONS -

- CCAA: Add replastering of N. Pool, cool deck and AED's to the January 10 agenda
- Events: Oktoberfest was successful, maybe a new date next year in October after the garage sales. December 9 is the Holiday Party, volunteers needed.
- DRC business: NA

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

**XI. NEXT SCHEDULED MEETING:**

Regular Board Meeting – Tuesday, January 16, 2017 at 7:00 p.m.

**XII. ADJOURNMENT** There being no further business to discuss, the meeting was adjourned at 8:17 PM