

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

Date: Tuesday, June 27, 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 7:08 PM.

**II. ESTABLISHMENT OF QUORUM**

Board Members Present: Andy Delgado-Keller, Carolyn Finnell, Bob Small, Chris Shipley, Sharon Fields, Les Shipley, Mario Mastrosimone  
Board of Directors Absent: None  
Member of Management Present: Sean Keegan, Cadden Community Mgt.  
Minute Taker: Sean Keegan

**III. Presidents's Report** - No report.

**IV. APPROVAL OF PREVIOUS MEETING MINUTES**

) April 18, 2017 Regular meeting minutes

Ms. Tober stated that she had changes, she was asked to submit them to Sean

**MOTION: To approve the April 18 Board minutes**

Motion Proposals: First: Mario M; Second: Sharon F

Motion Results: Motion passed

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

Account Balances as of May 31, 2017

Operating \$ 195,292.75

Reserve Fund \$ 476,612.79

Contingency \$ 13,364.52

Asset Imp. \$ 46,695.23

A question was asked as to the maintenance on Creosote and the cost, Chris stated that \$7000 was in the operating budget for the work.

**MOTION: No motion made.**

Motion Proposals: First: Second:

Motion Results:

**VI. OPEN FORUM**

- 1. Concern from owners that need to make sidewalk repairs about the trees causing the issue-** Chris spoke to the owners about the best time to cut the roots and that nursery crew is available to help as well. Owners should wait until September or later to do and the roots will not grow back like they were. More discussion, another suggestion was made to call the city to see if they would be willing to do the work.

Miss Tober asked why Mike Cadden signs the checks for the HOA bills that get paid because the bylaws state that the Treasurer shall sign them...the board will look into this and Sean will as well, has been this way for years.

Issues with people that don't live here using the pools, kids jumping the walls and blocking the pool gates open...several suggestions were made, Sean will go to Mesquite Ranch HOA to see what they did to their pools, will also contact Acura Alarms and see if a door alarm sensor can be installed. Also the gate bracket needs to be repaired again and screen added to the gate so people can't reach through and open the gates.

Miss Tober asked about amending the March minutes and changing the words "was to accept" instead of approved, the board declined to do so because they didn't have those minutes to refer to and understand her concern. Her request was duly noted.

## VII. NEW BUSINESS

1. **Request for 2 Handicap parking spots in the E Ralph Alvarez lot by an owner-** The owner was present and a letter from her doctor was part of the board paperwork.

**Motion: TO approve having 2 parking spots in that parking lot be made into Handicap spots.**

Motion Proposals: First: Bob Small Second: Sharon Fields

Discussion ensued, Motion passes and it was recommended that if the family moves that the spots revert back to regular parking.

2. **Resolution for the distribution of Board and Committee minutes-**

**MOTION: Approve Resolution #17-01 with regards to distribution of Board and Committee minutes.**

Motion Proposals: First: Andy Delgado-Keller Second: Bob Small

Discussion ensued, Motion passed

3. **Review of Insurance coverage for Criminal Activity-**

**MOTION: To approve continued insurance coverage**

Motion Proposals: First: Mario M: Second: Bob Small

Discussion ensued~ Motion Results: Motion Passed

4. **Reaffirm Finance Committee-**

**Motion: Reaffirm Chris, Mark, Ralph and Joan and Jim Booth as Alternate**

Motion Proposal: First: Mario M Second: Bob Small

Discussion ensued, Motion passes

## VIII. OLD BUSINESS

1. **Approve the new Civano Sign on Lot 526 –Cost \$800-**

**Motion: To approve the \$800 plus the actual permitting costs from the city**

Motion Proposals: First: Mario M Second: Carolyn Finnell

Discussion ensued, Motion passes and it was suggested that any additional money be allocated from the asset improvement fund.

## IX. COMMITTEE REPORT/RECOMMENDATIONS -

) CCAA: NA

) Events: Mark Levine needs volunteers for the 4<sup>th</sup> of July event, October Fest and the holiday party.

) DRC business: NA

) Mario also let everyone know that there is a new Civano Facebook page that will have information on about the HOA.

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

**XI. NEXT SCHEDULED MEETING:**

Regular Board Meeting – Tuesday, August 8, 2017 at 7:00 p.m.

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