



Civano I: Neighborhood I Association, Inc.

A Homeowners Association

Annual Meeting Minutes

APPROVED

DATE: Tuesday, March 23, 2010
TIME: 7:00 PM
LOCATION: HOA Activity Center – 10501 E Seven Generations Way, #109

I. CALL TO ORDER

The Annual Meeting for the Civano I: Neighborhood I Association, Inc. was called to order at 7:05 PM.

II. PROOF OF CALL

The Annual Meeting notice was mailed in accordance with the governing documents for the Association.

III. QUORUM

In accordance with the governing documents, the presence at the meeting of members entitle to cast 15% of the votes of each class of membership shall constitute a quorum of any action. A quorum was established to conduct the meeting by both attendance and by absentee ballot.

IV. PRESIDENT'S REPORT

President Les Shipley welcomed all of the homeowners to the Annual Meeting. He introduced and thanked each member of the Board of Directors and proceeded to thank each and every committee member for his/her work over the past year, reading out each individual committee member by name. Thanks were also extended to Onsite Manager - Cynthia Valencia; Executive Assistant - Maggie Roulier; and John Price, all with Cadden Community Management. The membership thanked these members and management team for all of their help with the community.

Mr. Shipley outlined the accomplishments of the Board of Directors:

- Changed the CC&R enforcement methods, requiring a friendly reminder to be sent on the first notice instead of the more formal letter.
- Further developed the newsletter, which is posted on the community website.

- Introduced a timed agenda for the Board of Directors meetings, trying to keep them to approximately two (2) hours.
- Contracts are now reviewed in detailed and if a board member may have a conflict, he/she shall not cast a vote.
- Worked with the Master Association to update and revise the Design Guidelines.
- Negotiated a new management contract.
- Included the Manager Job description in the management contract.
- Drafted and approved ten (10) resolutions.

V. TREASURER'S REPORT

Mark Levine, the Treasurer read his financial report to the membership present.

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| Operating – US Bank | \$32,667.95 |
| Debit Balance – US Bank | \$1,000.00 |
| Garden Balance – US Bank | \$8,515.01 |
| Reserve Balance – US Bank | \$62,801.20 |
| Reserve MM Balance – US Bank | \$89,086.69 |
| Reserve MM Balance– Mutual of Omaha | \$52,712.82 |
| Reserve MM Balance – Commerce Bank | \$52,486.82 |
| Mutual of Omaha Bank 13M CD – matures 02/06/2011 | \$34,278.45 |
| BNC Bank 7M CD – matures 2/28/2010 | \$53,915.37 |
| Delinquent Assessments | \$53,092.02 |
| Prepaid Assessments | \$38,887.06 |

VI. APPROVAL OF PREVIOUS ANNUAL MEETING MINUTES

Discussion: All members received the Annual Meeting minutes from the March 31, 2009 Annual Meeting.

MOTION: To approve the March 31, 2009 Annual Meeting minutes as submitted.

Motion

Proposals: First Lee Rayburn
 Second Judyth Willis

Motion

Results: Passed unanimously.

TEMPORARY ADJOURNMENT

Discussion: The Annual Meeting for the Civano I: Neighborhood I Association, Inc. was adjourned at 7:31 PM to review the Board election ballots.

MOTION: To adjourn the Annual Meeting for the purpose of reviewing the ballots.

Motion

Proposals: First Les Shipley
 Second Ron Canady

Motion

Results: Passed unanimously.

VIII. CALL TO ORDER

Discussion: The Annual Meeting for the Civano I: Neighborhood I Association, Inc. was called back to order at 7:38 PM.

MOTION: To call to order the Annual Meeting for the Civano I: Neighborhood I Association, Inc.

Motion

Proposals: First Les Shipley
 Second Lee Rayburn

Motion

Results: Passed unanimously.

IX. ELECTION OUTCOME OF DIRECTORS

The Nominating Committee brought the locked ballot box to the Board of Directors at the front of the room

Election Results: Chris Shipley – Single Family
 Lee Rayburn – Multi-Use
 David Kronengold – Single Family
 Les Shipley – Commercial Use

X. INTRODUCTION OF NEW AND RE-ELECTED BOARD MEMBERS

Chris Shipley, Lee Rayburn, David Kronengold and Les Shipley were welcomed to the Board of Directors.

XI. NEXT BOARD MEETING

The next meeting is scheduled for Tuesday, April 27, 2010 at the HOA Activity Center – 10501 E Seven Generations Way #109 at 7:00 PM.

XII. ADJOURNMENT

The meeting was adjourned at 7:44 PM.