



Civano I: Neighborhood I Association, Inc.

A Homeowners Association

Board of Directors Meeting Minutes

Approved

DATE: Tuesday, May 17, 2011
TIME: 7:00 PM
LOCATION: HOA Activity Center – 10501 E Seven Generations Way, #109

I. CALL TO ORDER

The Board of Directors meeting was called to order at 7:04PM

II. ROLL CALL

Board present: Rick Hanson, President
George Luis, Vice President
Mark Levine, Treasurer
Bob Small, Secretary
Chris Shipley
Les Shipley

Absent: Lee Rayburn

Management

Representatives: Cynthia Valencia and John Price -- Cadden Community Management

Minute Taker: Cynthia Valencia

Homeowners were present at the meeting.

III. QUORUM

A quorum was present to conduct the Board of Directors meeting.

IV. PRESIDENT'S REPORT

Board President Rick Hanson gives notice to membership present of new lawsuit filed against Association and that the Association's insurance company is in the process of appointing a lawyer to represent the Association. Also it was reported that the Board is considering of going to bi-monthly meetings and there will be no July Board meeting.

V. MINUTES

Discussion: The Board reviewed the minutes from the April 19, 2011 meeting.

MOTION: To approve the April 19, 2011 Board of Directors minutes.

Motion Proposals: First Mark Levine

Second Bob Small

Motion Results: Passed unanimously.

VI. TREASURER'S REPORT & APPROVAL

Discussion: Treasurer Mark Levine said that March and April's Treasurer Reports were available for membership present at the back table. Joan Tober had questions and she was told that he would respond after being able to research the questions.

MOTION: To approve the Treasurer Report as submitted.

Motion Proposals: First Mark Levine
Second George Luis

Motion Results: Passed unanimously.

CIVANO 1 NEIGHBORHOOD 1 TREASURERS REPORT FOR APRIL 2011

OPERATING EXPENSE BALANCE	\$80,692.00
RESERVE BALANCE	\$274,958.00
ACCOUNT BALANCES	
OPERATIONS-US BANK	\$71,904.00
GARDEN -US BANK	\$7,788.00
REPLACEMENT RESERVE -US BANK	\$44,815.00
MONEY MARKET-US BANK	\$89,286.00
MONEY MARKET-COMMERCE BANK	52,736.00
MONEY MARKET -MUTUAL OF OMAHA	\$53,125.00
13 MONTH CD -MUTUAL OF OMAHA	\$34,995.00
ASSET IMPROVEMENT FUND MUTUAL OF OMAHA	\$51,389

VII. OPEN FORUM

Discussion: Rick Hanson discussed that emails shown on Open Forum from Ms. Joan Tober regarding the Election will not be discussed. Communications on these issues are being discussed through mutual attorneys.

- **March 23rd email from Ms. Tober re: Request for 2011 Civano Election, Balloting, Annual Meeting Documents**
- **April 4th email from Ms. Tober re: For Your Information (letter to Association Attorney)**
- **April 6th email from Ms. Tober re: Election document that were requested**

1. May 12th email from Mr. Mastrosimone Re: request for copy of complaint Tober vs Civano1.

Motion: To approve release of court documents if they are requested for in writing since they are public record in the court house as well.

Motion Proposals: First George Luis
Second Bob Small

Motion Results: Passed unanimously

2. Sharlene Gillette reports that community garden is doing well. Also she would like the Board's permission to use south pool to provide swim lessons & water aerobic classes for those interested.

Motion: To approve under the condition that the instructor has/gets a certificate of insurance naming the Association as additionally insured before classes may start they are to provide this copy to the HOA office.

3. Aging and Community is doing a Thank You to all volunteers at 4:30pm on 05/25/11.
Action Taken: None.

4. Mario Mastrosimone requests that the trees in common area in front of his home he would like them replaced with a Palo Verde and he is willing to pay for it. Action Taken: Board will take into consideration.

5. Bob Small thanks Civano maintenance for quick response in repairing safety issues at parks. Action Taken: None

6. DRC presents Board with suggested DG for approval.

Motion: Board approves the following DG Tuscan Gold, Desert Gold and Santa Fe Gold in sizes $\frac{3}{4}$ down to $\frac{1}{2}$ minus.

Motion Proposals: First Les Shipley
Second George Luis

Motion Results: Passed unanimously

7. February 3 email from Mr. Norin re: Washout in culvert area-between Summer Storm Ln & Doris Foster St. Discussion: Management reports is in the process of looking for an engineer to deal with water run off issues off.

VIII. ACTION ITEMS/OLD BUSINESS

1. Committee appointments and Board liaison appointments.

Design Review Committee

Mario Mastrosimone, Chair
James Nino
Suzanne Trevino
James Booth
Vivian Tornero
Lee Rayburn /Non-Voting DRC
Member & Board Liaison

Mike Adkins
Sherri Gillette
Suzanne Cipra
Tim Slemesen
Chris Shipley/ Board Liaison (non
voting member)

Rotunda Committee/Civano 1 Common Area Assets Committee

Dave Tuggle
Craig Geiger
Ann Edwards
Rick Hanson/Board Liaison (non voting
member)

Responsible Pet Ownership

Phil Ogden
Vivian Tornero
Mike Phillips
Heather O'Connor
Bob Small/Board Liaison (non voting
member)

Amenities & Community Support (Events) Committee

Kim Sarff
Jack Gillette
Aidan Cipra
Chris Shipley/Board Liaison (non voting
member)

Ad Hoc Dog Park Committee

Deborah Brightstar
Bob Small
Bob Small/Board Liaison (non voting
member)

Finance Committee

Ralph Terry
Susan Call
Mark Levine/ Board Liaison

Community Garden

Sharlene Gillette, Chair
Deirdre Calhoun

NEC Committee

George Luis/Board Liaison

Motion: To approve Committee appointments and Board liaison appointments.

Motion Proposals: First Rick Hanson
Second Bob Small

Motion Results: Passed unanimously

2. Update on Mediation Workshop -- Bob Small and/or Mark Levine.

Action Taken: Mediation updates date to be announced.

IX. Action Items: New Business

1. Contributions to the coffee fund.

Discussion: The coffee fund has been purchasing paper products and other supplies used by members of the community.

Motion: To approve the contribution of \$50.00 to replenish supplies.

Motion Proposals: First Rick Hanson
Second George Luis

Motion Results: Passed unanimously

2. Board representative to Civano Business Condominium HOA

Motion: To approve Rick Hanson as the Civano HOA condominium representative.

Motion Proposals: First George Luis
Second Chris Shipley

Motion Results: Passed unanimously

3. Serenity Park Update

Discussion: Bob Small updates that he is in contact with the City and PepperViner regarding park and its use.

Motion: Board directs Bob Small to confirm the location is an original part of Civano.

Motion Proposals: First Mark Levine
Second George Luis

Motion Results: 4 Passed; Bob Small abstained

4. Playground equipment

Discussion: Rick Hanson updates that we are working on procuring a new bid on play equipment. **Action Taken:** None

5. Approval of back payment to Cadden Management:

Discussion: Discussion ensued.

Motion: To approve reimbursement payment to Cadden Management in the amount of \$3592.00.

Motion Proposals: First Mark Levine
Second Bob Small

Motion Results: Passed unanimously

X. NEXT MEETING – Tuesday, June 21, 2011, 7:00 p.m.

XI. ADJOURNMENT --- Time ending- 8:24 PM