



Civano I: Neighborhood I Association, Inc.

A Homeowners Association

Board of Directors Meeting Minutes

Approved

DATE: Tuesday, June 21, 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
Mark Levine, Treasurer
Bob Small, Secretary
Chris Shipley
Les Shipley
Lee Rayburn

Absent: George Luis, Vice President

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 gave an update to attendees regarding the lawsuit filed by member Ms. Tober against the Association. The Association's insurance company has appointed Carolyn Goldschmidt as the attorney to represent the Association. Also it was reported that the Board will not be having a July meeting. He also appealed to members to volunteer for committees.

V. MINUTES

Discussion: The Board reviewed the minutes from the May 17, 2011 meeting.

MOTION: To approve the May 17, 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 reviews May's Treasurer Report and they were available for membership present at the back table. Joan Tober had a question on the amount of reserve funds and she was told that he would respond after being able to research the matter. **Action Taken:** Mark Levine responded to Ms. Tober via email notifying her that he had inputted the wrong numbers.

CIVANO 1 NEIGHBORHOOD 1 TREASURERS REPORT FOR MAY 2011

OPERATING EXPENSE BALANCE	\$81,483.00
RESERVE BALANCE	\$277,172.00
ACCOUNT BALANCES	
OPERATIONS-US BANK	\$81,483.00
GARDEN -US BANK	\$7,783.00
REPLACEMENT RESERVE -US BANK	\$46,984.00
MONEY MARKET-US BANK	\$89,289.00
MONEY MARKET-COMMERCE BANK	52,752.00
MONEY MARKET -MUTUAL OF OMAHA	\$53,151.00
13 MONTH CD -MUTUAL OF OMAHA	\$34,995.00
ASSET IMPROVEMENT FUND MUTUAL OF OMAHA	\$52,014

MOTION: To approve the Treasurer Report as submitted.

Motion Proposals: First Mark Levine
Second Bob Small

Motion Results: Passed unanimously.

10. Homeowner requested a change of pool hours for lap swimmers.

Discussion: Discussion ensued.

Motion: To change pool hours from 4:30am to 10pm thru October.

Motion Proposals: First Lee Rayburn
Second Les Shipley

Motion Results: Passed unanimously

11. Lot 476 Pat Canady regarding Trees in Civano.

Discussion: Discussion ensued. A report was given by Chris Shipley that to date that there are 161 dead trees in Civano and 70 dead shrubs so far and more are still being removed. It is anticipated to come to the Board with an actual amount in replacing all trees and shrubs an approximate amount is upwards of \$40, 000.00.

Action Taken: A report will be given at the next Board meeting on costs and an action plan on all removed trees.

VIII. ACTION ITEMS/OLD BUSINESS

1. Playground equipment

Discussion: Discussion ensued and item is being referred to the CCAA committee for further review.

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

Discussion ensued and tentative date will be scheduled for training session for the 4th weekend in September 2011 - the dates of either the 24th & 25th or October 1st & 2nd. **Action Taken:** Notice will be given to all homeowners on the date of this workshop.

3. Serenity Park Update. Discussion: Bob Small presented a slideshow on the proposed dog park that will later be presented to the Board for their consideration. Land in question still belongs to Pepper Viner. **Action Taken:** None, but the Board responded to Mr. Lambert on his questions and concerns that he had sent to the Board regarding the proposed dog park.

4. Reappoint Litigation sub-committee. Discussion: Discussion ensued.

Motion: To appoint George Luis, Mark Levine and Bob Small.

Motion Proposals: First Rick Hanson
Second Bob Small

Motion Results: 4 Passed; 2 against (L. Shipley & C. Shipley)

IX. Action Items: New Business

1. Approve Garden Committee recommendation for Adobe Specialist to do repair of walls at the Community Garden. Discussion: Discussion ensued.

Motion: To accept bid from Adobe Specialist in the amount of \$ 1,874.77 to be paid from Garden Fund.

Motion Proposals: First Lee Rayburn
Second Chris Shipley

Motion Results: Passed unanimously

2. Approve bid on replacing broken copy machine for HOA office.

Motion: To accept bid for new CopyStar CS 305 in the purchase amount of \$4,680.00 plus tax – to be paid from the reserve fund. The Board also approved a maintenance contract for \$70 per quarter on the new machine, and also to authorize management to purchase a new laser desk jet colored printer in an amount up to \$400.00.

Motion Proposals: First Lee Rayburn
Second Chris Shipley

Motion Results: 4 Passed; Mark Levine opposed; Les Shipley abstained

3. Approve replastering bids for both pools from Oasis pool service as requested.

Discussion: Discussion ensued.

Motion: To table issue to later date pending review by Mark Rangel to give us an opinion on needed repair or replastering of both pools.

Motion Proposals: First Chris Shipley
Second Mark Levine

Motion Results: Passed unanimously

4. Cool Tower bid

Motion: to delay capping off of cool tower until we get three bids to use on dry cool tower proposal that was submitted by Al Nichols.

Motion Proposals: First Rick Hanson
Second Les Shipley

Motion Results: Passed unanimously

5. Appointments to Committees.

Motion: To appoint Sheila McGinnis to Events committee, Penny Pederson to CCAA and to accept Dave Tuggle's resignation from CCAA committee.

Motion Proposals: First Rick Hanson
Second Les Shipley

Motion Results: Passed unanimously

6. ACS recommendation

Discussion: Discussion ensued on recommended repairs for three of the A/C units.

Motion: To accept recommendation from ACS and authorize work and payment to do the repairs recommended in the amount up to \$1,580.00.

Motion Proposals: First Rick Hanson
Second Bob Small

Motion Results: Passed unanimously

X. Manager's Report- Board has in packet.

XI. NEXT MEETING- Tuesday, August 16, 2011, 7:00 p.m.

XII. ADJOURNMENT --- Time ending- 10:00 PM