

Civano I: Neighborhood I Association, Inc.
A Homeowners Association
Board of Directors Meeting
UNAPPROVED DRAFT

Date: Tuesday, January 19, 2016
Time: 7:00 PM
Location: HOA Activity Center—10501 E Seven Generations Way, #109

I. CALL TO ORDER

The meeting was called to order at 7:01 PM.

II. ROLL CALL

Board Members Present: Bob Small
Chris Shipley
Carolyn Finnell
Andy Delgado-Keller
Les Shipley
Richard Poyner
Rick Hanson

Board of Members Absent: Chris Shipley

Member of Management Present: Cynthia Valencia,
Cadden Community Mgt.

Minute Taker: Kathy De La Ossa

III. PRESIDENT'S REPORT – Bob Small

- Volunteers needed for various committees.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

- November 17, 2015 regular Board meeting minutes

MOTION: To approve the September 15, 2015 Board meeting minutes as submitted.

Motion Proposals: First: Andy Delgado-Keller
Second: Carolyn Finnell

Motion Results: Passed unanimously

V. TREASURER'S REPORT & APPROVAL

Account Balances as of December 31, 2015

Operating:	\$ 96,499.19
Reserves:	\$352,391.95
Asset Improvement:	\$ 13,378.99

MOTION: To accept the financial report as submitted.

Motion Proposals: First: Rick Hanson
Second: Richard Poyner
Motion Results: Passed unanimously

\$12,426.11 left over

VI. OPEN FORUM

1. Brief Presentation by Seth Parsons with the Energy Specialists – Solar pool pumps
 - 67% min. annually cost savings on electricity
 - Return on investment is 4.5 years
 - 6 – 2.3 horsepower pumps
 - 6 panels per pump needed

The Board discussed the possibility of obtaining two additional bids and verification of annual electrical costs.

MOTION: To direct management to obtain two additional bids, and an electrical engineer to review.

Motion Proposals: First: Les Shipley
Second: Carolyn Finnell

Motion Results: Passed unanimously

2. Cut tree replacement behind lot 139, Cynthia will review with Chris Shipley regarding previously approved tree replacements.
3. Rick Hanson requested that all emails be back on agenda.

VII. NEW BUSINESS

1. Confirm Action in Lieu – Set Annual Meeting date Sunday, 03/13/16 at noon.

MOTION: To confirm action in lieu.

Motion Proposals: First: Bob Small
Second: Carolyn Finnell

Motion Results: Passed unanimously

2. Confirm Action in Lieu - Appoint members to Nomination and Election Committee's.

MOTION: To confirm action in lieu.

Motion Proposals: First: Bob Small
Second: Carolyn Finnell

Motion Results: Passed unanimously

3. Allocate 2015 excess of Operating Funds

MOTION: To Allocate 2015 excess of \$12,426.11 from Operating Fund to Contingency Reserve Fund.

Motion Proposals: First: Rick Hanson
Second: Richard Poyner

Motion Results: Passed unanimously

4. Approve Reggie Brook to do a Compilation of 2015 Taxes at \$400 total.

Motion: Approve Reggie Brook to do a Compilation of 2015 Taxes at \$400 total.

Motion Proposals: First: Bob Small

Motion Results: Second: Les Shipley
Passed unanimously

5. Review & Approve 11-01 CCAA revised resolution

Motion: Review & Approve 11-01 CCAA revised resolution

Motion Proposals: First: Rick Hanson
Second: Bob Small
Motion Results: Passed unanimously

6. Appoint Cheryl Cahill to Nomination and Election Committee

MOTION: The Board appoints Cheryl Cahill to Nomination and Election Committee.

Motion Proposals: First: Rick Hanson
Second: Andy Delgado-Keller
Motion Results: Passed unanimously

7. Appoint Tom Patten to CCAA Committee.

MOTION: The Board appoints Tom Patten to CCAA Committee.

Motion Proposals: First: Rick Hanson
Second: Bob Small
Motion Results: Passed unanimously

8. Appoint Katie Shipley to the DRC Committee.

MOTION: Bob Small appoints Katie Shipley to the DRC Committee.

Motion Proposals: First: Rick Hanson
Second: Carolyn Finnell
Motion Results: Passed unanimously

9. Review and approve revised 2015/2016 NEC manual – Table until May meeting.

10. NEC Mailing Approval – This matter was discussed at length as a result of errors on recent mailing.

MOTION: For the Board President or designated appointed person review all NEC mailings if needed.

Motion Proposals: First: Rick Hanson
Second: Bob Small

**Joan Tober strongly disagrees and asserted that if there is no change to the mailing template other than dates and name, it does not require approval – it has already been approved.
Discussion continued.

AMENDED MOTION: If the NEC is not changing anything on the mailing templates other than dates and names, it can be approved by the President or designee rather than whole Board.

Motion Results: Failed, 2 No and 1 abstaining.

VIII. OLD BUSINESS

1. Review & approve proposal from Ashby Surveying & Drafting, Inc. (Northridge common walls)

MOTION: To approve the proposal from Ashby Surveying in the amount of \$23,600 out of Contingency Reserve Fund.

Motion Proposals: First: Rick Hanson
Second: Bob Small

*John Siath did a lot of plat review in regards to this matter. Discussion continued at length regarding the expense.

MOTION: To table this matter until the March meeting pending further research.

Motion Proposals: First: Les Shipley
Second: Richard Poyner
Motion Results: Passed unanimously

2. Drainage Reports City Requires - \$75/hour for an engineer.

MOTION: Authorize an amount not to exceed \$4,000 from Reserve Contingency Fund for Drainage Reports required by the City.

Motion Proposals: First: Rick Hanson
Second: Bob Small
Motion Results: Passed unanimously

IX. COMMITTEE REPORTS/RECOMMENDATIONS

- X. MANAGERES REPORT** – Distributed to the Board for review.

XI. NEXT SCHEDULED MEETINGS:

Regular Board Meeting – Tuesday, March 15, 2016 at 7:00 p.m.

XII. ADJOURNMENT

There being no futher business to discuss, the meeting was adjourned at 8:44 PM.