

Notes on the Civano Common Area Amenities Committee – 10-14-11 – by Rick Hanson

The meeting was called to order at 10:03 am in the Rotunda.

Members present – Caryl Clement, Craig Geiger

Board Liaison present – Rick Hanson

Members excused – Penny Pederson, Ann Edwards

Guests present – Jerry Walker, Joan Tober

Rick reported that Caryl Clement had been appointed to the committee by the HOA Board and that Jerry Walker has agreed to serve if appointed by the Board.

The members present asked Rick to chair the meeting.

The members agreed to delay action on selecting a chair until the next meeting.

Updates to the Civano 1 Reserve Study were approved as follows:

There need to be 3 columns added to the report:

1. Quantities for all listings
2. Location descriptions
3. Dates & descriptions when work is done

On line 13, that is Renewal Lane, correct? If so, let's identify it.

Line 16 – we need to have this item identify the separate parking lots.

Line 27 – there are 18 irrigation systems, not 4. Also the useful life should be 20 years.

Line 28 – there are 18 irrigation controllers, not 4

Line 33 – Split into 2 sections – Street Trees and Common Area Trees. Under street trees the quantity is 1000 with a useful life of 17 years and a cost of \$320000. Under common area trees the quantity is 1100 with a useful life of 30 years and a cost of \$352000.

After line 46 add new item Drainage/rip rap repair/replace – useful life 15 years with a square footage and cost to be determined.

Also after line 46 add new item Finger way bridges – useful life, quantity, and cost to be determined.

Lines 56, 57, and 58 should have the Rem. Life Yrs. And Yrs in service corrected to reflect the actual years. (While it is agreed work is needed, the Reserve Study needs to reflect the actual years.)

Line 70 shows \$12,463 in 2011 not in bold. As the Board is not intending to do this work this should be removed and identified in another fashion.

Lines 71 and 87 should be split into 2 parts, Pool equipment and Pool Motors with the pool motors reflecting a life of 2 years and an average of current actual costs.

Line 71 shows an unbolded amount – If unspent, remove; if spent, please bold it. If informational, add a star with a comment somewhere else on the spreadsheet, please.

After lines 74 and 91 add Pool Shade Structure – Repair/Paint, useful life 10 years with the cost to be determined.

At line 102 there is an unbolded amount of \$8,240. As we don't believe any funds have been spent on Fitness Equipment in 2011 please identify and correct this entry.

After line 108 add Security Camera System – Repair/replace; useful life to be determined with a cost of \$2000.

After line 115 add Brick Siding – Repair/replace; useful life and cost to be determined.

Also after line 115 add Cool Tower – Repair; useful life and cost to be determined.

Add a new category Neighborhood Center Common Area and move line 116, which should be retitled AC/Heating System – Replace.

In addition, the years in service should be corrected for the following:

Line 16 – 12 years

Line 34 – 11

Line 36 – 10

Line 43 – 12

Line 54 – 12

Line 55 – 12

Lines 67 to 78 should reflect the pool opening in 1999 – 12 years.

Lines 83 to 95 should reflect the pool opening in 2001 – 10 years

Lines 100, 101, 108, 109, 110, 112, 13 and 114, as well as the cool tower, should all show 12 years in service.

In addition to the above, the committee will be exploring with staff gaining more knowledge and better detail on what is included in items such as Rotunda interior – refurbish.

The meeting adjourned at 12 noon.