



Civano I: Neighborhood I Association, Inc.

A Homeowners Association

Board of Directors Meeting Minutes

Approved

DATE: Monday, December 20, 2010
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 7:06 PM

II. ROLL CALL

Board present: Lee Rayburn, President
Chris Shipley
Rick Hanson
Les Shipley
Mark Levine
Bob Small
George Luis

Management

Representatives: Cynthia Valencia, Cadden Community Management
John Price, Cadden Community Management

Homeowners were present at the meeting.

III. QUORUM (4)

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

IV. PRESIDENT'S REPORT

President Lee Rayburn wanted notified attendees that the agenda has been modified from what had been posted on websites and the new agenda was available at the back table.

V. MINUTES

Discussion: The Board reviewed the minutes from the November 16, 2010 meeting.

Action Taken: Correct Rick Hanson's spelling of name, also correct first motion to say "election of Vice President".

MOTION: To approve the November 16, 2010 Board of Directors minutes as amended.

Motion

Proposals: First Rick Hanson
Second Mark Levine

Motion Results: Passed unanimously.

Discussion: The Board reviewed the minutes from the November 23, 2010 meeting.
Action Taken: Correct the wording to reflect that the Board approves motions from Board President.

MOTION: To approve the November 23, 2010 Board of Directors minutes as amended.

Motion

Proposals: First Rick Hanson
Second Lee Rayburn

Motion

Results: Passed unanimously.

Discussion: The Board reviewed the minutes from the November 30, 2010 meeting.
Action Taken: None.

MOTION: To approve the November 30, 2010 Board of Directors minutes as submitted.

Motion

Proposals: First Rick Hanson
Second Bob Small

Motion

Results: Passed unanimously.

VI. TREASURER'S REPORT & APPROVAL

- Copies of the DRAFT November 2010 report were provided for the membership present. Treasurer Mark Levine reported he has not had the opportunity to review. Homeowners were asked to direct their questions to Mark Levine after the meeting, if any.

VII. OPEN FORUM

A. Lot 408: "slope" in front of 10583 E Kay Gartrell Place:

Discussion: Les Shipley announces that he spoke with homeowner regarding the issue and informed the homeowner that it was the homeowner's responsibility to maintain this item; that the path connections of the finger-ways from common area to the home are the homeowner's responsibility. **Action:** Board directs management to let homeowner know that the Board agrees with Mr. Shipley's findings.

- B.** Joan Tober questioned the Board regarding the review and "vetting" process for appointing volunteers to committees and to the HOA Board. **Action Taken:** John Price informed the Board that vetting indeed took place prior to the recent DRC appointments, and that one applicant's review was based upon the legal documentation provided prior to the application. Shortly afterwards it was determined that the legal documentation was insufficient to appoint the applicant, who immediately stepped down.

- C. Joan Tober questioned the Board on Resolution 10-05 regarding the after-the-fact changing of a certain paragraph from that which had been earlier approved. **Action Taken:** Following discussion the Board unanimously maintained that the correction was solely to correct a direct mis-quote of a particular bylaw, and can be considered a scrivener's error. Joan Tober objected to this change without formal approval.

VIII. ACTION ITEMS/ OLD BUSINESS

1. Update from Rotunda:

A request for the repair or replacement of sandwich board signs.

Discussion: Board discussion ensued with some homeowner input. The Rotunda committee recommended the following:

- *The current sandwich boards are in disrepair.*
- *ARS 33-1804 C states that "...notice to members of meetings of the board of directors shall be given at least forty-eight hours in advance of the meeting by newsletter, conspicuous postings or any other reasonable means as determined by the board of directors."*
- *The Rotunda committee passed a motion at its 12/2 meeting to retire the current sandwich boards and have meeting notices posted on the web sites and the kiosks around the neighborhood. There are two volunteers from the committee to help with these postings.*

MOTION: That the Board respectfully disagrees with Rotunda Committee suggestion and agrees to continue with their use, and to repair the existing boards and add a fourth Board on Nightbloom and Drexel. **Action to be Taken:** Management to have new legible/larger signs made and also to purchase new sandwich Boards and get an additional one for Nightbloom and Drexel.

Motion

Proposals: First Lee Rayburn
Second Les Shipley

Motion

Results: Passed unanimously.

2. Update on Master Association Annual Meeting:

Discussion: Rick Hanson and Mark Levine attended the Master Association meeting and were elected as members of the Board. According to one of the other members, Jon Jump, the most recent documents filed for the Association show that it will go out of existence in 2012. The only current responsibility the Association has is to prepare the annual IMPACT standards report for the City of Tucson and a contract has been signed to have that done by the firm that has done all the previous reports. The reporting requirement is expected to end with the dissolution of the Master Association; however that will require additional research to verify. **Action Taken: None**

ACTION ITEMS/ NEW BUSINESS

1. Confirm Action in Lieu – appointment of co-chairpersons for NEC

DISCUSSION: To confirm the recent action-in-lieu regarding the appointment of co-chairpersons for the NEC committee --- Ann Bates and Jim Reagan.

MOTION: To confirm Action in Lieu that was passed by the Board to appoint NEC co-chairs.

Motion

Proposals: First Lee Rayburn
Second George Luis

Motion

Results: Passed unanimously.

2. Appoint Board Member to facilitate CCAA Steering Committee Resolution.

Discussion: Discussion ensued.

MOTION: To appoint Rich Hanson to facilitate the CCAA Steering Committee drafting of its resolution.

Motion

Proposals: First Lee Rayburn
Second Bob Small

Motion

Results: Passed unanimously.

3 Authorize Civano Nursery to start work on spreading DG throughout the community, as per landscaping addendum.

Discussion: There was a discussion of the project and the length of time it would take and at what cost. The Rotunda committee recommended the Board accept the quotes of Civano Nursery.

MOTION: To authorize Civano Nursery to start work on DG replacement and renewal, and in lieu of using DG use ½ inch deco rock and, at the discretion of Civano Nursery, ¾ deco rocks. The Board recognizes that ½ and ¾ deco rock is anticipated to be among the new ground cover material when the new Design Guidelines are eventually approved. The Board initially authorizes an expenditure of \$12,500 for the first phase of work, to be paid from the Reserve Fund. The Rotunda Committee is to review the scope & area coverage with Civano Nursery.

Motion

Proposals: First Lee Rayburn
Second Rick Hanson

Motion

Results: Les Shipley and Chris Shipley abstained, 5 in favor of motion

- Board directs management to include in January's agenda:
 - 1) A list of all active committees; their members, and to add to the Agenda a review of each committee's reporting requirements, and determine if members need to be reappointed.
 - 2) Mediation Workshop discussion: set planning for the workshop.

IX. ADJOURNMENT

MOTION: To adjourn the Board of Directors meeting at 8:45 PM.

Motion

Proposals: First Lee Rayburn
Second Rick Hanson

Motion Results: Passed unanimously.