

Civano I: Neighborhood I Association, Inc.
Homeowners' Association
Board of Directors Meeting
APPROVED MINUTES

Date: Tuesday, March 15, 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 7:05 PM.

II. ROLL CALL

Board Members Present:

Bob Small
Chris Shipley
Carolyn Finnell
Andy Delgado-Keller
Les Shipley
Richard Poyner
Rick Hanson

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. SELECTION OF OFFICERS

- President - Richard Poyner & Bob Small nominate Andy Delgado-Keller for President, Andy Delgado Keller accepts nomination.
- VP – Bob Small nominates Rick Hanson, Hanson withdraws
- VP – Les Shipley & Richard Poyner nominate Carolyn Finnell, accepts nomination
- Secretary – Andy Delgado-Keller nominates Les Shipley, Shipley withdraws
- Secretary – Carolyn Finnell nominates Richard Poyner, accepts nomination
- Treasurer – Bob Small & Rick Hanson nominate Chris Shipley for Treasurer, accepts nomination.

V. APPOINTMENT OF COMMITTEES

MOTION: To re-appoint existing committee members and Board members as chair/liason if they so choose.

Motion Proposals: First: Rick Hanson
Second: Les Shipley

Motion Results: Passed unanimously

- CCAA – Rick Is Liason
- DRC – Bob Small is chair, Richard Poyner is liason, Katie Shipley, Hannah Walker & John Siath

- Responsible pet care committee – Bob is liason
- Garden – Sharlyn Jollete
- Events Committee – Mark Levine
- Finance Committee – Chris Shipley is chair, Ralph Terry & Mark Levine
- Nominations & Elections Committee – Richard Poyner is chair, Hannah Walker liason

VI. DRC

1. Complaint's of DRC house painting approval on Lot 1035 & Lot 1053 – Open discussion continued at length as follows:
 - Who were 3 signatures on approval form from neighbors? Some did not approve, the Board reminded the members that the 3 signatures from neighbors are not a deciding factor of approval.
 - There is only a suggestion pallet created in 2005.
 - DRC – Bob Small is chairman
 - Joan Tober suggests not re-nominating current chair.
 - DRC – failed as a committee.
 - Fines are in place for violators of painting rules.
 - Chair Person Appointment – Andy Delgado-Keller, chair & Richard Poyner as alternate for chair.
MOTION: To nominate Andy Delgado-Keller as chair for DRC & Richard Poyner as alternate for chair.

Motion Proposals: First: Andy Delgado-Keller
 Second: Bob Small
Motion Results: Passed unanimously

MOTION: To accept an authorize the use of the 2011 design manual and revised section 18 paint manual, to include the suggested color pallet from 2005. There are no pre-approved colors, all paint colors must still be submitted to DRC for approval.

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

MOTION: To form a paint sub-committee to establish a new color pallet, with Les Shipley serving as chair and a member from the DRC.

2. Formal Appeal of DRC Lot 1053 – Discussion: Wall on the outside on Civano will go back to same color it was prior to Turquoise. Homeowners want to keep turquoise house. Open discussion continued at length. The owners submitted an alternate color for consideration.

MOTION: To allow the house to remain the DRC approved turquoise color.

Motion Proposals: First: Andy Delgado-Keller
 Second: Chris Shipley
Motion Results: Approved -- 6 votes yes, 1 vote no.

MOTION: For the HOA to assist financially in re-painting the wall and turquoise house as well as purchased paint for lot 1035 in the amount of \$2,420.96 .

AMENDED MOTION: To reimburse up to \$2,500 to be allocated from Contingency fund.

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

** A swatch will be painted on the wall of the submitted colors to be reviewed at emergency Board meeting @ 9:15 AM 3/16/16.

** Next newsletter, all painting must be submitted to DRC for approval regardless if same color.

3. Lot 1035

MOTION: To approve the new submitted colors.

Motion Proposals: First: Rick Hanson
Second: Chris Small

Motion Results: Withdrew

- Neighbors are requesting a swatch - 9:15 AM 3/16/16 emergency Board meeting for approval.

VII. APPROVAL OF PREVIOUS MEETING MINUTES

- January 19, 2016 regular Board meeting minutes – Changes as follows:
 - Page 3, MOTION - 6 The Board approves, Bob Small appointment
 - MOTION 7 - Board appoints
 - MOTION 8 - Board appoints

MOTION: To approve January 19, 2016 minutes as amended.

Motion Proposals: First: Rick Hanson
Second: Bob Small

Motion Results: Passed unanimously

- February 2016 Meeting

MOTION: To approve the February 2016 minutes as submitted.

Motion Proposals: First: Rick Hanson
Second: Bob Small

Motion Results: Passed unanimously

- March 2' 2016 Meeting

MOTION: To approve the March 2016 minutes as submitted.

Motion Proposals: First: Les Shipley
Second: Bob Small

Motion Results: Passed unanimously

VIII. TREASURER'S REPORT & APPROVAL

Account Balances

MOTION: To accept the Financial Report as submitted.

Motion Proposals: First: Rick Hanson
Second: Bob Small

Motion Results: Passed unanimously

IX. OPEN FORUM

1. Email from Mel Mashman on 02/05/16 re: Resignation from Finance Committee

MOTION: To accept resignation of Mel Mashman.

Motion Proposals: First: Rick Hanson
Second: Chris Shipley

Motion Results: Passed unanimously

2. Email from Cathy Della Penta on 02/28/16 re: Erosion from weep holes

MOTION: To authorize Civano nursery to place rock and repair out of Reserves

Motion Proposals: First: Rick Hanson
Second: Chris Shipley

Motion Results: Passed unanimously, Chris Shipley and Les Shipley abstained.

3. Email from Ralph Terry on 03/02/16 re: Civano 1 white house – Referred To DRC

MOTION: To request the DRC to complete the letter drafting regarding white houses or any houses that need to be painted.

Motion Proposals: First: Rick Hanson
Second: Les Shipley
Motion Results: Passed unanimously

4. Email from bluejeanbeads on 03/07/16 re: DRC approval of blue paint color, discussed above
5. Email From Sheila & Chris Burdette 03/08/16 re: House colors on Hannah Heather
6. Email from Sue Nedrow on 03/09/16 re: Design and Review Committee
7. As requested emails from Joan Tober from 11/1/15 - present. – All have been responded to by Management. Discussion ensued. Only emails addressed to the Board will be forwarded to the Board.

X. NEW BUSINESS

- A. Reserve Study Update and include new common areas and amenities

MOTION: To approve the expenditure of \$2,940.00 for a reserve study update or additional cost to add measurements for North Ridge & Orchards.

Motion Proposals: First: Rick Hanson
Second: Chris Shipley
Motion Results: Passed unanimously

- B. Repair and paint 21 bulletin boards – Bob Small

MOTION: For the expenditure of \$500 from reserves for the bulletin Board repairs.

Motion Proposals: First: Bob Small
Second: Chris Shipley
Motion Results: Passed unanimously

MOTION: To obtain a bid from John Lauer for the bulletin board repairs.

Motion Proposals: First: Bob Small
Second: Chris Shipley
Motion Results: Passed unanimously

- C. Lot 36 Harriet & Associates LLCHoldings – Request to rejoin split on Lot 36

MOTION: To approved the rejoining of lot 36.

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

- D. Lot 36 Harriet holdings LLC - Request for temporary parking all other actions will be refered to DRC.

XI. OLD BUSINESS

1. Review & approve proposal from Ashby Surveying & Drafting, Inc. North Ridge Common Walls – Discussion continue at length.

MOTION: To hire Ashby Surveying for North Ridge common area.

Motion Proposals: First: Rick Hanson
Second: Bob Small
Motion Results: Failed

Discussion:

- Les Shipley- Wall footer should be within the property line of 1'. CC&R's specify this.
- If the homeowner changes the elevation of the lot – does that hold them liable?

- 44 lots may or may not be common area according to City approval documents.
- City Drainage report – Will be incomplete without survey.

MOTION: To forward wthis matter to the assocation attorney for legal advice.

Motion Proposals: First: Chris Shipley
Second: Rick Hanson

Motion Results: Passed unanimously

2. Paint applications

- Lot 153 – Painting house the same color as is.

MOTION: To approve the house painting request, same as existing.

Motion Proposals: First: Rick Hanson
Second: Richard Poyner

Motion Results: Passed unanimously

- Lot 239 – Painted same color

MOTION: To approve the house painting request, same as existing.

Motion Proposals: First: Rick Hanson
Second: Andy Delgado-Keller

Motion Results: Passed unanimously

- Lot 297 – Paiting off white

MOTION: To approve the house painting request.

Motion Proposals: First: Chris Shipley
Second: Andy Delgado-Keller

Motion Results: Passed unanimously

- Lot 342 – Painting house to existing colors that already exist in Civano.

MOTION: To approve the house painting request in accordance with existing Civano colors.

Motion Proposals: First: Rick Hanson
Second: Andy Delgado-Keller

Motion Results: Passed unanimously

- Lot 425 – Paint wall request, accent Green - house is staying same color

MOTION: To approve the wall painting color in an accent green.

Motion Proposals: First: Richard Poyner
Second: Andy Delgado-Keller

Motion Results: Passed, Bob Small abstaining

- 16404 – House Color brown, door purple, garage door red – existing colors Civano colors.

MOTION: To approve the paint colors with existing Civano colors.

Motion Proposals: First: Rick Hanson
Second: Bob Small

Motion Results: Passed unanimously

XII. COMMITTEE REPORTS/RECOMENDATIONS

A. CCAA

1. Removal of pool cover – South pool creates a safety hazard.

MOTION: To authorize Cimeron Pool or comparable bid to proceed with pool cover removal.

Motion Proposals: First: Rick Hanson
Second: Andy Delgado-Keller

Motion Results: Passed unanimously

2. New Chairs – Replace 6, purchase of 4 and receive 2 as a gift.
MOTION: To purchase 4 chairs not to exceed \$1,000 and accept to additional as a gift.

Motion Proposals: First: Andy Delgado-Keller
Second: Bob Small

Motion Results: Passed unanimously

3. CCAA – To install Monument Sign, Tom Wagner Bid, to purchase 2 solar lights.

MOTION: To install monument sign and two solar lights.

Motion Proposals: First: Rick Hanson
Second: Bob Small

Motion Results: Withdrew, defer to next meeting to allow for notice on agenda

*Joan Tober suggested a signed document from the homeowner granting permission for installation of the sign on the wall.

B. EVENTS COMMITTEE

Easter Egg Hunt – Request for funds in the amount of \$150

MOTION: To approve the expenditure of \$150 for the Easter egg hunt.

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

Motion Results: Passed unanimously

XIII. MANAGERS REPORT – Distributed to Board for review.

XIV. NEXT SCHEDULED MEETINGS:

Regular Board Meeting – Tuesday, April 19th

XV. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 9:57 PM.