

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

Date: Tuesday, April 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 7:11 PM.

II. ROLL CALL

Board Members Present: Chris Shipley
Carolyn Finnell
Andy Delgado-Keller
Les Shipley
Rick Hanson

Board members absent: Bob Small; Richard Poyner (resigned)

Member of Management Present: John Price
Cadden Community Mgt.

III. PRESIDENT'S REPORT – Andy Delgado-Keller

- The President announced that Richard Poyner has resigned as a member of the Board of Directors.
MOTION: That management send a letter on behalf of the Board thanking Mr. Poyner for his service. Approved unanimously.
- The Northridge house painting issue has now been resolved.
- A meeting with Dunn/Edwards is scheduled regarding the completion of a color palette, a project for which Les Shipley is chair of that specific committee.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

- March 15, 2016 regular Board meeting minutes. Some minor changes were noted.
MOTION: To approve March 15, 2016 minutes as amended.
Motion Results: Passed unanimously
- March 16, 2016 Emergency Board Meeting
MOTION: To approve the March 16, 2016 minutes with one change.
Motion Results: Passed unanimously

V. TREASURER'S REPORT & APPROVAL

The Treasurer made a brief report but did not have all information available at that time. Manager indicated this financial information will be sent to all board members the next day.
MOTION: To accept the limited Financial Report at this time.
Motion Results: Passed unanimously

VI. OPEN FORUM

1. Email from Joan Tober on 3/16/16 re: board issues. Board President indicated earlier conversation with Ms. Tober seemed to resolve these items moving forward.
2. Letter from Ms Newland on 3/11/16 re: potential problems observed when ballots were recently counted.
MOTION: That Ms. Newland's letter be sent to the NEC for review. Passed unanimously.
3. Email from Peter Daniels on 4/6/16 requesting the board make a resolution that will ensure future proposed amendments to documents will be sent out in redline format. The board agreed that this would be done in future.
4. Request from Pat Criswell regarding tree trimming schedule. The tree trimming schedule was addressed by Chris Shipley who explained how this homeowner's trees have been, and will be, treated.

VII. NEW BUSINESS

1. Certify Bylaw Ballot Measure
MOTION: (Delgado/Hanson) To certify that the Bylaw Ballot Measure achieved quorum, and that the count of 138 votes For, 14 Against, and 3 blank ballots confirms such certification.
Passed unanimously.
2. Rescind motion from May 2005 on the use of the 2005 DRC manual
Following discussion it was determined that this motion was not necessary and did not change any current status.
3. Review and Approve Mr Electric bid to replace tennis court light fixtures with energy efficient bulbs. Discussion ensued where it was questioned whether the current fixtures are adequate, and whether further analysis should take place regarding costs and payback period for improved efficiency. The Board referred this item back to the CC&A Committee for further review.
4. Update/Change Civano website.
MOTION: (Hanson/Finnell) To authorize staff to obtain 3 bids or options on replacing the current website. Approved unanimously.
5. Create Civano Welcoming Committee
MOTION: (Delgado/Finnell) To create a Welcoming Committee and to solicit members for the Committee. Approved unanimously. Ms. Delgado offered to chair the committee and this was also approved by the Board.
Motion: (Finnell/Delgado) That up to \$100 be allocated for the Welcome Wagon for this Committee. Approved unanimously.

VIII. OLD BUSINESS

1. Review & approve proposal from Ashby Surveying & Drafting, Inc.
MOTION: (Hanson/C. Shipley) That bids shall be obtained from engineering firms to 1) complete the annually required drainage report, and 2) review the drainage patterns on a minimum of 44 lots in the Northridge section, and 3) complete a visual inspection of Common Area C. Approved unanimously.
Homeowner volunteer Mr. John Saith offered to assemble a scope of work.
MOTION: That Mr. Hanson and Mr. Les Shipley shall be designated to work with Mr. Saith on this project. Approved unanimously.
2. Update Paint Pallette Guidelines. This item had been discussed earlier and is in progress.

IX. COMMITTEE REPORT/RECOMMENDATIONS

CCAA:

1. Removal of south pool cover. A contractor (Cimaron) had provided a bid on this work but wanted other work to be included to accept the job. The Board declined.

MOTION: That management shall secure a vendor to remove the cover from the south pool.

Approved unanimously.

DRC

1. Approve and revise Section 18 of DRC manual regarding paint. This item is still in progress and it was suggested that language be clarified to identify a proposed painting of a house as either using the "existing color" or using a "newcolor."
2. **MOTION: (Delgado/Hanson) That Ms. Joan Tober and Penny Pederson shall be appointed to the Design Review Committee.** Approved unanimously

X. Manager's Report - was submitted in writing.

XI. NEXT SCHEDULED MEETING:

Regular Board Meeting – Tuesday, May 17, 2016 at 7:00 p.m.

Meeting Adjourned at approx 8:46pm