

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

Date: Tuesday, May 19, 2015
Time: 7:04 PM
Location: HOA Activity Center—10501 E Seven Generations Way, #109

I. CALL TO ORDER

The meeting was called to order at 7:04 PM.

II. ROLL CALL

Board Members Present:	Rick Hanson Chris Shipley Carolyn Finnell Andy Delgado-Keller Bob Small Les Shipley
Member of Management Present:	Cynthia Valencia, John Price Cadden Community Mgt.
Minute Taker:	Kathy De La Ossa

III. PRESIDENT'S REPORT – Bob Small

IV. APPROVAL OF PREVIOUS MEETING MINUTES

- March 17, 2015 regular Board meeting minutes

Corrections:

- Page 2, MOTION: To appoint Carolyn Finnell - Strike "As Secretary"
- Open Forum #1: First: Rick Hanson
- Open Forum #5: \$40 approximate annual cost
- Page 3, #6 Landscape – Chris Shipley abstaining

MOTION: To approve the March 17, 2015 Board meeting minutes as amended.

Motion Proposals: First: Rick Hanson
Second: Carolyn Finnell

Motion Results: Passed unanimously

MOTION: To approve the April 26, 2015 special meeting minutes as amended.

Motion Proposals: First: Rick Hanson
Second: Bob Small

Motion Results: Passed unanimously

V. TREASURER'S REPORT & APPROVAL - April 2015 Financial Report

Account Balances as of April 30, 2015

Operating: \$125,824.62

Reserves: \$298,488.59

AIF: \$ 17,344.75

Contingency: \$ 34,956.74

➤ Tot Lot expense

MOTION: To approve the Treasurer's report as submitted.

Motion Proposals: First: Rick Hanson

Second: Bob Small

Motion Results: Passed unanimously

VI. OPEN FORUM

1. April 14, 2015, email from Ralph Terry re: turn over of Orchards common area - Get Plans for review, Spectrum is still paying assessments.
2. April 16, 2015, email from Suzanne Beach re: Weeds and signs – Dormant plants should be maintained accordingly, Chris Shipley committed to spraying weeds in asphalt and Bob Small will speak to owner regarding sign.
3. April 29, 2015 email from Win Hallett re: Replacement of trees – Trees replaced approximately a week ago.
4. May 7, 2015 email from Rick Hansen re: \$50 from HOA funds to purchase thank you gifts.
Soup Suppers

MOTION: To amend the amount requested to a \$100 for the purchase of Civano wine glasses out of the Activities Fund.

Motion Proposals: First: Bob Small

Second: Andy Delgado-Keller

Motion Results: Passed unanimously

5. Letter To Pam on years of service..

MOTION: To direct Management to send a letter to Pam, school monitor.

Motion Proposals: First: Rick Hanson

Second: Bob Small

Motion Results: Passed unanimously

6. Lot 410 - Joan Tober wants to know if anyone has checked the 12' set back. Cynthia will confirm with Pepper Viner.
7. Joan Tober referenced the Coffee House as mixed use and numerous changes have recently happened, the owner will be submitting a request for re-classification as commercial. DRC will review. Discussion continued at length regarding garages being converted.

VII. New Business:

1. Board member resignation – Bill Durbin

MOTION: To accept Bill Durbin resignation with regret, management to send thank you letter.

2. Appoint replacement of Board member: Candidates as follows:

- Richard Poyner
- Mario Mastrosimone
- Joan Tober

Rick Hanson nominated Richard Poyner to fill the vacancy as a result of the resignation. Other Board members wanted to meet candidates.

MOTION: To appoint Richard Poyner to fill Board vacancy for remainder of term.

Motion Proposals: First: Rick Hanson

Second: Bob Small

Motion Results: 3 for: 2 No; 1 abstained. - Motion passes.

Discussion continued at length. The Board will set a special meeting for all interested candidates to attend.

3. Review & approve Safe & Sound playground (safety & cleaning) – No local cleaning companies in Tucson.

MOTION: To approve the Tot Lot equipment cleaning twice annually by Safe & Sound playground.

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

4. Umbrella premiums – Received quotes at the \$5 million dollar level, Board directed Cynthia to obtain additional quotes for lower tier coverage.
5. Approve renewal of insurance – Price guarantee for 3 years

MOTION: To approve the insurance renewal.

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

VIII. OLD BUSINESS

1. Update 3rd *Amended Bylaws* – Rick Hanson announced that based on input from homeowners at work session, revisions have been updated and will be posted on web-site for member approval.

MOTION: To post Revision of ByLaws for member to review.

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

2. 11 private manholes – Still work in progress.
3. Sound System & Video Conferencing – Cynthia will gather additional info. for “Go to Meeting”.

IX. COMMITTEE REPORTS

CCAA Recommendations

1. Approval of \$780 for 24tons of gravel for Tot Lot area

MOTION: To approve the expenditure of \$780 for the purchase of gravel for placement in tot lot, allocated from Reserves.

Motion Proposals: First: Rick Hanson
Second: Bob Small
Motion Results: Passed, Chris & Les Shipley abstaining

2. Approve quote Southwest Concrete \$1500 to repair curb – Pending City authorization.

MOTION: To approve the expenditure of \$1500 to repair curb caused by erosion, allocated from Contingency Fund. Pending city approval.

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

3. Approve from AIF 2 large trees for Tot Lot

MOTION: To approve the expenditure of up to \$1400 for 2 large trees in Tot Lot, allocated from Asset Improvement Fund.

Motion Proposals: First: Rick Hanson
Second: Bob Small
Motion Results: Passed, Chris & Les Shipley abstaining

4. Approve replacement of dead/removed tree in Tot lot from Reserves

MOTION: To approve the replacement of dead tree at a cost of \$700±, allocated out of Reserves.

Motion Proposals: First: Rick Hanson
Second: Bob Small
Motion Results: Passed, Chris & Les Shipley abstaining

5. Umbrella & Misc purchases for Tot Lot.

MOTION: To approve misc. purchase for Tot Lot, allocated from Asset Improvement Fund.

Motion Proposals: First: Rick Hanson

Second: Bob Small

Motion Results: Passed unanimously

6. Chair Dolly Purchase

MOTION: To purchase a total of 4 chair dollies, allocated from Asset Improvement Fund.

Motion Proposals: First: Rick Hanson

Second: Bob Small

Motion Results: Passed, 2 against (Carolyn Finnell & Les Shipley)

7. Reserve Study

MOTION: To schedule a Reserve Study review in the spring of 2016.

Motion Proposals: First: Rick Hanson

Second: Bob Small

Motion Results: Passed unanimously

DRC

1. Colors in Civano – Still work in progress.

2. Update – Still working on revision.

3. Member Removal & Chair Appointment

MOTION: To remove Mr. Castles for the DRC committee for lack of participation.

Motion Proposals: First: Bob Small

Second: Rick Hanson

Motion Results: Passed unanimously

MOTION: To appoint Bob Small as the DRC chair person.

Motion Proposals: First: Rick Hanson

Second: Les Shipley

Motion Results: Passed unanimously

FINANCE

1. Moved to recommend the appointment of Joan Tober to Finance Committee

MOTION: To maintain current membership, utilize electronic means available to establish quorum with current members.

Motion Proposals: First: Rick Hanson

Second: Bob Small

Motion Results: Passed, Chris Shipley abstaining

2. Approve to move 2013 & 2014 items on reserve Study to 2016 to continue tracking the item for review.

X. MANAGER'S REPORT

➤ \$75,000 owed in to HOA

XI. NEXT SCHEDULED MEETINGS:

Regular Board Meeting – Tentatively scheduled for Tuesday, July 21, 2015 at 7:00 p.m.

Special Meeting for Board Candidates – Cynthia will schedule and report back to Board.

XII. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:30 PM.