

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

Date: Tuesday, September 15, 2015
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

- Thanks to Volunteers John Siath ,Craig Gyger, and new Board member – Richard Poyner.
- CCAA & DRC committee members needed
- TMC Medical Center to be built near Civano

IV. APPROVAL OF PREVIOUS MEETING MINUTES

- May 19, 2015 regular Board meeting minutes
MOTION: To approve the May 19, 2015 Board meeting minutes as amended.
 - Page 2, Motion should read : to accept Treasurer's
 - Open Forum #4: To approve wine glass purchaseMotion Proposals: First: Rick Hanson
Second: Bob Small
Motion Results: Passed unanimously
- May 29, 2015 Special Board Meeting
MOTION: To approve the May 19, 2015 Board meeting minutes as submitted.Motion Proposals: First: Rick Hanson
Second: Chris Shipley
Motion Results: Passed unanimously

V. TREASURER'S REPORT & APPROVAL - July 2015 Financial Report, Chris Shipley

- In line with budget so far this year.

MOTION: To accept the July 2015 Treasurers report as submitted.

Motion Proposals: First: Rick Hanson

Motion Results: Second: Carolyn Finnell
Passed unanimously

VI. OPEN FORUM

1. June 17, 2015, email from Andy re: replacement of broken chairs at tennis court – 4 Chairs needed.
MOTION: To authorize the expenditure out of Reserves for the replacement of chairs with a good quality, reasonable priced chair.
Motion Proposals: First: Rick Hanson
Second: Bob Small
Motion Results: Passed, Andy Delgado-Keller abstaining
2. July 27, 2015, email from Denise Fillion re: Placement of boulders and no parking signs around Summerstorm park – Discussion ensued. Staff will research if City street or HOA and proceed with signs either way, will contact City if necessary for signage.
MOTION: To direct management to pursue NO PARKING signage with City around Summerstorm park
Motion Proposals: First: Rick Hanson
Second: Andy Delgado-Keller
Motion Results: Passed unanimously
3. July 7, 2015, email from Mario Mastrosimone re: Pool Alarm system - Discussed in New Business.
4. September 1, 2015, letter from Bridget Uzzelle, school re: Use of Association parking spaces on Mary Stephey Place There are a total 14 spaces available, requesting 6-7 designated spots 7-4pm Mon-Fri. Discussion continued. It was determined that sux teachers are HOA members, no action needed.
5. Contribution from school was no paid last year. Discussion: Monies were allocated in correctly, reduction in operating budget does not allow it. Cynthia will contact Mary regarding agreement to pay use fee for school.
6. September 5, 2015 email from Ralph Terry re: Trail Sign's - Requesting "No Motorized Vehicles" for trail.
MOTION: To direct staff to contact the builder to maintain appropriate control to offset gates for pedestrian traffic and direct Spectrum to place DG on all common areas and clean up.
Motion Proposals: First: Rick Hanson
Second: Bob Small
Motion Results: Passed unanimously
7. September 9, 2015 email from Joan Tober re: Comments regarding May 2015 DRAFT Bylaws – Tabled to New Business
8. "We Stand with Rosa" – In violation with the CC&R's, signs are only allowed during election. Discussion continued. Refer to staff and attorney.
MOTION: Pending research, request that owners forward requests for approval from DRC.
Motion Proposals: First: Rick Hanson
Second: Andy Delgado-Keller
Motion Results: Passed unanimously
9. Soup Supper in November - TMC will be guest speaking regarding construction of new facility. December will be the holiday supper
10. DRC Resolution – Section 4.5, Committee Guidelines need to be amended. Discussion continued at length regarding discrepancies. Joan Tober & Cynthia need to work on Resolutions and guidelines.
11. Street Crossing Safety, Mario Mastrosimone – Alley way visibility, contacted Ciy about putting in plastic humps to slow traffic down because of kid traffic. Asking for permission to install humps, suggesting a crosswalk painting and possibly portable children signs. The City wants to get a HOA approval and then they will approve.
MOTION: To approve a painted and textured crosswalk with all costs associated being absorbed by Mario Mastrosimone, pending final approval from City.
Motion Proposals: First: Rick Hanson
Second: Carolyn Finnell
Motion Results: Passed unanimously
12. Tree removal and replacement – Discussed in resolution

VII. NEW BUSINESS

1. Presentation & Bid from The Energy Specialist – re: Civano Pool(s) - Heliocol / Pool Solar Options \$44,742 for both pools, all solar no electric, updating equipment. The cost would pay for itself in 2.8 years. Discussion continued. Refer to CCAA for review and organization of a presentation and obtain other bids.

2. Acceptance of Northridge common areas from Pepper Viner – Discussion continued at length.
MOTION: To formally accept the common area of Northridge.
Motion Proposals: First: Rick Hanson
Second: Andy Delgado-Keller
Motion Results: Passed unanimously
MOTION: To authorize staff to obtain a survey to determine which walls are common area and which are homeowner responsibility.
Motion Proposals: First: Rick Hanson
Second: Chris Shipley
Motion Results: Passed unanimously
MOTION: To authorize Civano Nursery to maintain added common areas in North Ridge.
Motion Proposals: First: Rick Hanson
Second: Carolyn Finnell
Motion Results: Passed, Chris & Les Shipley abstaining
MOTION: To authorize staff and Vice-President to review Serenity Park and unfinished issues.
Motion Proposals: First: Rick Hanson
Second: Bob Small
Motion Results: Passed unanimously
3. Review and Approve Landscape Resolution 15-02 – HOA to maintain between sidewalk and street area only.
MOTION: To approve landscape Resolution 15-02, HOA to maintain between sidewalk and street area only.
Motion Proposals: First: Rick Hanson
Second: Bob Small
Motion Results: Passed unanimously
4. Approve New Lock mechanisms & programming for key cards – To approve replacement of locks with a new system proposed or with ELKM1 Gold system as recommended by Mario Mastrosimone. Discussion continued.
MOTION: To approve the expenditure of up to \$5,000 from Reserves for the replacement of the pool lock system with the ELKM1 Gold system or other quote as submitted by Management.
Motion Proposals: First: Chris Shipley
Second: Andy Delgado-Keller
Motion Results: Passed unanimously
5. Approve hiring of Soil and/or civil engineer to do Annual drainage maintenance report to comply with City.
MOTION: To hire a soil and/or civil engineer to do Annual drainage maintenance report to comply with City, to be allocated from Contingency Fund.
Motion Proposals: First: Rick Hanson
Second: Andy Delgado-Keller
Motion Results: Passed unanimously
6. Review and Approve Proposal for New pool alarm mechanisms with optional cameras – ELKM1GOLD, electric eye – not motion sensor. Strobe and alarm will go off, tamper proof.
MOTION: To approve the expenditure of \$2,460.00 for the purchase of new alarm system and installation, to be allocated from Asset Improvement Fund.
Motion Proposals: First: Rick Hanson
Second: Andy Delgado-Keller
Motion Results: Passed unanimously
MOTION: To approve the expenditure of \$4,310 for the purchase and installation of new pool cameras, to be allocated from Asset Improvement Fund.
Motion Proposals: First: Rick Hanson
Second: Chris Shipley
Motion Results: Passed unanimously
7. Review and Approve Proposal for Pool Tile Cleaning – Desert Diablo \$1,298
MOTION: To approve the expenditure for pool tile cleaning in the amount of \$1,298 to be allocated from Reserves.
Motion Proposals: First: Bob Small
Second: Chris Shipley
Motion Results: Passed unanimously
8. Review Proposal with patrol pricing and security options - \$38,000 annually, discussion ensued. Defer action

MOTION: To table this matter and thank staff for research.

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

9. Review Colors in Civano – Reviewed by Committee.

MOTION: To give conditional approval, give to Board for final approval upon final revision.

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

VIII. OLD BUSINESS

1. Update 3rd Amended Bylaws – The Committee, management and legal counsel have done final review. Discussion ensued at length.

MOTION: To approve as posted and refer to the membership for approval. Amendment: to separate sections, will be sent to membership to be voted on separately by members.

Motion Proposals: First: Rick Hanson
Second: Bob Small
Motion Results: Passed, Les Shipley opposed

MOTION: To approve the By-Law packet.

Motion Proposals: First: Rick Hanson
Second: Andy Delgado-Keller
Motion Results: Passed unanimously

MOTION: To invite HOA comments/feedback on amended By-Laws, pro's and con's.

Motion Proposals: First: Rick Hanson
Second: Andy Delgado-Keller
Motion Results: Passed unanimously

2. Update on Umbrella premiums- Cynthia provided quote in Board packets for review.

3. 11 private manholes, Renewal Lane – Include on Reserve study, still work in progress- with John Siath.

4. Update No Civano Entry Monument sign will be placed at Civano Boulevard/Drexel Road due to costs. - Tabled Pending further review. Board will talk to owner of wall for possible alternate placement.

IX. Committee Report/Recommendations

CCAA

1. Approve of Activity Center Reservation form and revised Resolution 15.01.

MOTION: To adopt as amended. Change #13 to remove the word Parks.

Motion Proposals: First: Rick Hanson
Second: Carolyn Finnell
Motion Results: Passed unanimously

Discussion ensued with community member participation with suggested revisions. Rick Hanson said he agreed with how it was written and would remove the word Park. Some homeowners present in audience disagreed but Board approved as written.

2. Approve quote of filling of sand for Tot Lot (truck load \$354 & labor \$215)

MOTION: To approve the expenditure of up to \$600 for the purchase of sand and placement in tot lot, to be allocated from Reserves.

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

3. Approve quote of \$2000 for bi level water fountain at North pool and relocation of 4' over.

MOTION: To approve the expenditure of \$2,000 for the purchase of a bi-level water fountain at north pool, to be allocated from Reserves.

Motion Proposals: First: Rick Hanson
Second: Carolyn Finnell

Motion Results: Passed unanimously

4. Approval of Bob Small DRC painting submittal.

MOTION: To approve the submittal for painting submitted by Bob Small.

Motion Proposals: First: Rick Hanson
Second: Chris Shipley

Motion Results: Passed, Bob Small & Andy Delgado-Keller abstaining

5. Committee Appointments

MOTION: To appoint Mario Mastro Simone to the CCAA Committee and Richard Poyner to the DRC Committee.

Motion Proposals: First: Rick Hanson
Second: Bob Small

Motion Results: Passed unanimously

X. Manager's Report – Distributed to Board for review.

- Phone lines updated at pools at no cost.

XI. NEXT SCHEDULED MEETINGS:

Regular Board Meeting – Tuesday, November 17, 2015 at 7:00 p.m.

XII. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 9:30 PM.