



**Civano I: Neighborhood I Association, Inc.  
Board of Directors Meeting Minutes  
APPROVED**

**Date:** January 18, 2022  
**Time:** 7:00 PM  
**Location:** Virtual – 10501 E Seven Generations Way, #109

**Call to Order**

The meeting was called to order at 7:11 pm by Hannah Walker

**I. Roll Call**

**Board Members Present:** Hannah Walker, Bob Small, Peg Cass, Wendy Walker, and Angelina Hannum.

**Absent:** Chris Shipley and Les Shipley

**Members Present:** Fred Willard, Debbie & Rick Stertz, Catherine Martin, Adrienne St. John, Jan Stanish, Joanne Eskew, Kevin Nitz, Lyndy Roe, Mark Lavine, Marykay & Gian Morelli, Nancy Burton, Penny Pederson, Sharon McCully, Sarah Crawford, Stephanie Terry, Kurt & Barbara Reuter, Maurine Weaver, Richard Geer and Chelsea Shepard.

**Also Present with Paul Ash Management:** Manager, Jena Carpenter and CFO Natalie Kujawa.

**II. Review & Approval of Minutes**

- a. November 16, 2021: **A motion made by Peg to approve the November 16, 2021 minutes as written was seconded by Bob; motion passes.**

**III. Reports**

- a. Treasurer's Report – submitted by Natalie Kujawa on behalf of Chris Shipley. Ending balances as of December 2021.
- b. Management Report – Jena Carpenter provided a written report.
- c. Focus Civano – A conceptual plan was presented by Debbie Stertz

**IV. Old Business**

- a. Common Area Facilities/Covid 19 & Executive Orders – management proposes releasing some restrictions. **No change was made.**
- b. Code of Conduct & Resolution for Committees  
**A motion made by Wendy to approve the Code of Conduct as presented was seconded by Bob; motion passes.**

**V. New Business**

- a. DRC Committee Appointment  
**A motion was made by Wendy to appoint Mary Miller was seconded by Bob; motion passes.**
- b. Purchase Coffee Maker for Activity Center



A motion was made by Bob to reimburse the coffee group in the amount of \$275 for the coffee maker was seconded by Hannah; motion passes.

- c. Revised Reservation Form – POSTPONED
- d. Camera System – Rotunda, North & South Pool  
A motion made by Wendy to approve the bid from Titan for Open-Eye in the amount of \$9,962.54 with monthly cloud storage fees of \$115 was seconded by Angelina; motion passes.
- e. Annual Granite Replenishment & Trail Repairs  
A motion made by Wendy to approve \$35,000.00 for the annual replenishment and trail repairs was seconded by Hannah; motion passes.

**VI. As Brought Forth - None**

**VII. Public Forum/Owner Correspondence**

- a. A request from Catherine Martin to review the rules around short term rentals, she has been following Civano since inception and wonders about the number of short term rentals in the community what does it really bring to the core of Civano’s guiding principles and whether the allowed rentals support those principles.
- b. Kurt and Barbara Reuter addressed the Board related to landscape practices throughout Civano and how the trees are being pruned poorly. They recommend having the landscapers attend the Smartscape class through Pima County to better understand appropriate practices.  
Chris and Les are both absent this evening but have reported in prior meetings that the trees are near the end of their useful life.
- c. Mark Lavine reports he started the Civano Cycling group, he posted some signs throughout the community related to an upcoming ride.
- d. Lyndell Roe asked if there was an update related to installing speed humps on Nightbloom. Peg Cass is still working on this, 60% of the residents affected by the speed humps have to sign petitions which is the ultimate first step. She will be picking up activity on this soon.
- e. Bob Small reports the furniture at the community garden are wearing down significantly. Once the new pool furniture arrives, we can provide the used pieces being removed from the pools to the garden.

**VIII. Next meeting date – March 15, 2022 @ 7:00 pm**

**IX. Adjournment** - With there being no further business, the meeting was adjourned at 8:42 pm.

Respectfully Submitted,  
Jena Carpenter, CMCA, AMS, PCAM