



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

**Date:** January 19, 2021  
**Time:** 7:00 PM  
**Location:** Virtual – 10501 E Seven Generations Way, #109

**Call to Order**

The meeting was called to order at 7:00 pm by Hannah Walker

**I. Roll Call**

**Board Members Present:** Les Shipley, Chris Shipley, Bob Small, Wendy Walker, Hannah Walker, and Angelina Hannum.

**Absent:** Mario Mastrosimone

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

**II. Review & Approval of Minutes**

- a. November 17, 2020: **Motion made by Wendy to approve the November 17, 2020 minutes was seconded by Hannah; motion passes.**

**III. Reports**

- a. Treasurer’s Report – submitted by Natalie Kujawa on behalf of Chris Shipley. Ending balances as of December 31, 2021  
**Motion made by unnamed Board Member to leave the 2020 Net Income in the operating account to pay for erosion work behind North Ridge was seconded by Bob; motion passes.**
- b. Nomination & Election Committee Report – Katherine George provided a brief report
- c. Management Report – Jena Carpenter provided a written report

**IV. Old Business**

- a. Update to opening Common Area Facilities – there is no change the Activity center, it will remain closed. All other facilities are presently opened.

**V. New Business**

- a. Annual Meeting Format - Discussion.  
**Motion was made by Hannah to hold the Annual Meeting virtually, first 30-minutes allocated to receive in person ballots was seconded by Chris; motion passes.**
- b. Tree Removals – 2 large trees per Civano Nursery  
**Motion made by Chris to approve the bid by Santa Rita in the amount of \$1,875.00 and a not to exceed \$800 for an additional tree was seconded by Wendy; motion passes.**



- c. Janitorial/Porter Service Contract  
Motion made by Hannah to hire Wrigs Building Services for \$1,580.00 per month with a 30-day termination clause was seconded by Wendy; motion passes.
- d. Bulletin Boards – Option to revise existing  
Motion made by Wendy to approve a prototype designed by Peter Leue was rescinded – Discussion ensued.  
Hannah Walker will work with an owner to obtain bids to repair/replace bulletin boards.

**VI. Public Forum/Owner Correspondence**

- a. Mark Levine announced there is a new Civano Cycling Club and requests the information be issued in email blasts to community.
- b. Carra Stansey asked if she could host another outdoor concert at Mary Webber Park and requested a method to pay for band members.
- c. Ms. Tober recommended having committee appointments run at the same time as the first meeting of the Board after the Annual Meeting.
- d. Mr. Almquist made a request to have the basin at the front entrance cleaned up and irrigation reviewed.  
Motion made by Bob to repair any existing irrigation and dress up the basin was seconded by Wendy; motion passes.
- e. Multiple complaints have been received from residents related to outside use of Civano's soccer field.

**VII. Next meeting date – April 20, 2021**

**VIII. Adjournment** - With there being no further business, the meeting was adjourned at 8:17 pm.

Respectfully Submitted,  
Jena Carpenter, CMCA, AMS, PCAM