



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

**Date:** January 24, 2023  
**Time:** 7:00 PM  
**Location:** Virtual and In Person @ 10501 E Seven Generations Way, #109

**Call to Order**

The meeting was called to order at 7:09 pm by Wendy Walker

**I. Roll Call**

**Board Members Present:** Lyndell Roe, Les Shipley, Peg Cass, Bob Small and Wendy Walker.

**Absent:** Angelina Hannum and Chris Shipley

**Members Present:** William Kuder, Andy Slater Clara Hill-Pfeifer, John Duclos, Andrea Mendez, Carmen Vega Cruz, Diane Strzesak, Geno DeCarlo, Marykay Morelli, David Powers, Casey Stockdale and Lora Rudolph.

**Also Present with Paul Ash Management:** Manager, Jena Carpenter, CMCA, AMS, PCAM

**II. Review & Approval of Minutes**

- a. November 29, 2022: **A motion made by Bob Small to approve the November 29, 2022, minutes as corrected was seconded by Lyndell Roe; motion passes with 4 ayes, 0 nays and 1 abstention by Les Shipley.**

**III. Reports**

- a. Treasurer's Report – Jena Carpenter reports for Chris Shipley the Association ended in December 2022 with a net income of \$162,086.13. Operating balance of \$226,017.46 and reserve fund balance of \$924,236.73. Management recommends moving the net income of \$162,086.13 to the general reserve fund.
- b. Responsible Pet Committee: Peg Cass reports she held a meeting and seven members attended. They discussed some of the problems brought up at the last board meeting including excessive dog barking, people getting hurt and other animals getting hurt. They looked at a number of issues and one action they will take is on a monthly basis they will add a flyer to each bulletin board with one message. This will include items related to HOA and City and County ordinances. Furthering education to the Residents and reminding them how to behave in common areas and keeping their minds on being a responsible pet owner.
- c. Management Report – a written report was provided.

**IV. Old Business**

- a. Sidewalks Draft Letter Review – The Board reviewed the draft letter which will be sent to all residents who have the need to repair sidewalks at their home. Each owner will have 30-days to opt-out, otherwise, they will be required to reimburse the association for the expense. If they opt-out, they have 6-months to have their sidewalk repaired.
- b. Sidewalk Repair Bids – Tabled, not yet received.



**V. New Business**

- a. Annual Expense Landscape Rock/Pathway Repairs– \$30,000.00.  
A motion made by Bob Small to approve \$30,000 for Civano Nursery to install gravel and complete pathway repairs was seconded by Wendy Walker; motion passes with 4 ayes, 0 nays and 1 abstention by Les Shipley.
- b. Outdoor Furniture Replacement  
A motion made by Lyndell Roe to approve the bid to replace the outdoor furniture not to exceed \$50,000.00 was seconded by Bob Small; motion passed.
- c. Purchase & Install Powder coated handrails @ both pools – Tabled  
Management directed to determine how much money is spent annually on replacing handrail covers.

**VI. As Brought Forth**

Parking for Community School – The Vail School District is installing a parking lot for its schools on Drexel just west of the middle school building. The issue was they were using the vacant land at 5695 S Nightbloom as a parking lot. This should eliminate that issue when La Vida Civano is developed.

An Owner on Rust Ln would like to purchase a few Chinese Pistache trees to plant in the common area directly behind the Ballet Rincon on Seven Generations.

Management was directed to work with Mel Shipley to determine whether there is sufficient irrigation running to the area as described in the owner’s drawing.

**VII. Public Forum/Owner Correspondence - None**

**VIII. Next meeting date – March 21, 2023 @ 7:00 pm**

**IX. Adjournment -** With there being no further business, the meeting was adjourned at 8:06 pm.

Respectfully Submitted,  
Jena Carpenter, CMCA, AMS, PCAM