



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

Date: January 28, 2019
Time: 7:00 PM
Location: Civano Activity Center – 10501 E Seven Generations Way, #109

Call to Order

The meeting was called to order by Mario at 7:07 pm.

I. Roll Call

Board Members Present: Mario Mastrosimone, Les Shipley, Richard Bates, Tom Sisterman and Wendy Walker.

Absent: Bob Small and Chris Shipley

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

II. Review & Approval of Minutes

- a. November & December 2019: **Motion made by Rich to approve the November 19 and December 6, 2019 minutes was seconded by Wendy; motion passes.**

III. Reports

- a. Treasurer's Report – submitted by Natalie Kujawa on behalf of Chris
 - Operating \$ 61,401.02
 - Reserves \$ 914,278.62
 - Receivables \$ 24,409.66
 - Net Income \$ 69,513.54

Motion made by Rich Bates to approve the financial report was seconded by Wendy Walker; motion passes.

- b. CCAA – The committee has done a preliminary review of the updated study and are working on revision items. The committee will work with Civano Nursery related to gravel placement and the CCAA will be handling oversight of the Northridge erosion repairs.
- c. DRC – The DRC will need to review and approve plans for Lot #36, The owners have obtained a permit from the City of Tucson, we will need to hire an architect to review the plan against Civano's CCRs.
- d. Events – The Holiday Party was a success; next event will be the Easter Egg Hunt.
- e. NEC – The committee is progressing well. The Call for Candidate mailing was issued on January 13th, deadline for applicants is January 31st by 4:00 pm. The committee has requested board approval for money to obtain equipment and supplies for the meeting and the candidate forum.
- f. Management Report – hard copy provided.

IV. Old Business

- a. Revised Scope of work for Landscape Maintenance – item Postponed



V. New Business

- a. NEC – request for audio equipment and supplies for the Candidate Forum
Motion made by Mario to approve an amount not to exceed \$1000.00 for the committee to purchase supplies, equipment and donate to The Women League of Voters for the Candidate forum was seconded by Wendy; motion passes 4-1.
- b. Appoint John Siath to the CCAA
Motion made by Mario to appoint John Siath to the CCAA was seconded by Rich; motion passes.
- c. Seal Adobe walls at the Rotunda and Garden
Motion made by Mario to approve the quote provided by Adobe Specialists for \$4,729.43 to seal the adobe walls at the Rotunda and Garden was seconded by Wendy; motion was rescinded.
Management to find additional quotes from other vendors to seal the walls.
Motion made by Mario to approve resealing the walls not to exceed \$4,729.43 once further quotes are obtained was seconded by Chris; motion passes.

VI. Public Forum/Owner Correspondence

- a. Request by Lot #430 to purchase the common area adjacent to their lot.
Management directed to reply to the owner with the sections of the CCRs which don't allow for the transfer of common area.
- b. Request by an Owner on Richard Ashley to purchase and install a "Free Little Library" at Mary Webber park near the bench.
Management was directed to let the owner know there is a free library in the Activity Center and others in Civano but only on individual lots. The board won't permit one in association common area.
- c. An owner brought up the discussion of Northridge and the erosion repairs required on HOA common area with concerns as to why the association is paying for the work given the builder should be responsible for repairs in this area if there was reported issues related to construction previously.

VII. As Brought Forth – None

- a. Due to an oversight at the December 6th meeting, an official appointment as liaison to the NEC was not made.
Motion made by Mario to appoint Wendy Walker as the Board Liaison to the NEC was seconded by Rich Bates; motion passes.
- b. Management is requesting the board approve the annual \$25,000.00 spend for gravel installation.
Motion made by Mario to approve \$25,000.00 to be spend towards gravel installation which will be directed by the CCAA and made available to the Board and Members was seconded by Wendy; motion passes with 4 yeas, 0 nays, and 1 abstention by Les Shipley.

VIII. Next meeting date – April 21, 2020

IX. Adjournment

With there being no further business, the meeting was adjourned at 8:02 pm.