



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

Date: March 21, 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 6:30 pm by Wendy Walker

I. Roll Call

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

Absent: Angelina Hannum

Members Present: William Kuder, Noel & Erin Cavazos, Mark Levine, Sue Wells, and Debbie Stertz.

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

Present from Precision Concrete: Xarissa Armstrong

II. Review & Approval of Minutes

- a. January 24, 2023: **A motion made by Bob Small to approve the January 24, 2023, minutes as corrected was seconded by Chris Shipley; motion passed unanimously.**

III. Reports

- a. Treasurer's Report – Jena Carpenter reports the association ended January with a net income of \$28,143.12. Operating balance of \$262,268.21 and reserve fund balance of \$943,821.21.
- b. Management Report – no report was provided.

IV. Old Business

- a. Sidewalks Draft Letter Review – The Board reviewed the draft letter which will be sent to many 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 bid – Precision Concrete: Xarissa Armstrong presented.
A motion was made by Chris Shipley to approve the proposal by Precision Concrete for \$39,000.00 and seconded by Bob Small; motion passes with 5-ayes and 0-nays and 1-abstention by Lyndell Roe.

V. New Business

- a. Bjortens – Request for Variance: RV Garage – the DRC could not approve a preliminary plan fully due to a request to modify an existing garage to an RV garage as this would require a variance from the Board.



A motion was made by Peg Cass to deny the variance for an RV garage and seconded by Bob Small; motion passes with 5 ayes, 0 nays and 1 abstention by Lyndell Roe.

- b. Cavazos – Request for Variance: 3rd Building on Lot – the DRC could not approve a preliminary plan as the request included the addition of a 3rd building on a lot which is in conflict with the CCRs.

The Board advised, if the owner attached the building to the garage, no variance would be required.

- c. Reserve Study Update – Association Reserves

A motion was made by Chris Shipley to approve the bid for \$3,540 with Association Reserves and was seconded by Bob Small; motion passed unanimously.

VI. As Brought Forth

Tennis Court – post tension concrete overlay option. Peg Cass discovered there was a way to have post tension courts installed with out the cost of demoing the entire court first.

The CCAA will collect competitive bids to secure a vendor for this project, the bid received by Peg Cass is for \$75,000.00.

Management directed to contact the City of Tucson to determine the responsibility of the corner lots with ADA sidewalk ramps and who is to maintain those.

Wendy Walker would like to be appointed to the CCAA as she will have completed her term on the Board of Directors.

A motion was made by Chris Shipley to appoint Wendy Walker to the CCAA and seconded by Les Shipley; motion passed unanimously.

VII. Public Forum/Owner Correspondence - None

VIII. Next meeting date – May 16, 2023 @ 7:00 pm

IX. Adjournment - With there being no further business, the meeting was adjourned at 8:38 pm.

Respectfully Submitted,
Jena Carpenter, CMCA, AMS, PCAM