



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

**Date:** May 16, 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 7:00 pm by Peg Cass.

**I. Roll Call**

**Board Members Present:** Lyndell Roe, Chris Shipley, Les Shipley, Peg Cass, Bob Small, Hannah Walker, and Andrea Mendez.

**Absent:** None

**Members Present:** Ernestine Morris, Andy Slater, Laurie Cabranes, Dianne Wilcox, Kim Walters, Sharlene Gillette, Wendy Walker, Mark Levine, Julie Doll, Robin Rathman, Judy Moffit, John and Kathy Siath, Susan Wells, Rick Stertz, and Kenneth Clay.

**Also Present with Paul Ash Management:** Manager, Jena Carpenter, CMCA, AMS, PCAM and Erica O'Neill.

**II. Review & Approval of Minutes**

- a. March 21 and March 30, 2023: A motion made by Bob Small to approve the March 21 and March 30, 2023, minutes as submitted was seconded by Lyndell Roe; motion passed unanimously.

**III. Reports**

- a. Treasurer's Report – Jena Carpenter reports the association ended April with a net income of \$79,298.87. Operating balance of \$249,999.02 and reserve fund balance of \$1,001,540.80.
- b. Management Report – a written report was provided.

**IV. Old Business**

- a. Appointment of 2023 DRC Members  
A motion made by Lyndell Roe to appoint Chandra Collins, Bill Kuder, Penny Pederson, Dianne Wilcox as members and Rebekah Hosier as an alternate was seconded by Peg Cass; motion passed unanimously.
- b. Appointment of the 2023 CCAA Members  
A motion made by Lyndell Roe to appoint the following members to the CCAA: Mark Levine, Rick Hanson, Hannah Walker, Wendy Walker, Caryl Clement, John Siath, Dianne Wilcox, Neil Minish, Julie Doll, and Adrienne St. John was seconded by Bob Small; motion passed with 6 ayes, 0 nays and 1 abstention by Hannah Walker.
- c. Appoint the 2023 Budget & Finance Committee



A motion made by Chris Shipley to appoint the following members to the Budget & Finance Committee: Chris Shipley, Gian Morelli, Mark Levine, Justin Walker, Rick Stertz, Deserai Svetcov, and Kirk Walker was seconded by Lyndell Roe; motion passed unanimously.

d. Appointment of Events Committee Members

A motion was made Lyndell Roe to appoint the following members to the Events Committee: Lyndell Roe, Andrea Mendez, Stephanie Terry, Megan LaBelle, Angelina Hannum, and Adrienne St. John was seconded by Bob Small; motion passed unanimously.

**V. New Business**

a. CCAA Request – Play Ground Bids: The committee is requesting Board permission to select a single vendor based on preliminary bids with a not to exceed spend of \$200,000.

Discussion ensued and the Board will hold a Special Meeting in June to discuss the final bids once received and make a decision with the CCAA's recommendation at that time.

b. Tennis Court & Fencing Bids

Two final bids have been received, the CCAA is waiting on a 3<sup>rd</sup>. The third vendor has been unresponsive the past 2 weeks. Presently the cost for both a post-tension concrete and fence replacement will cost approximately \$100,000, it will take approximately 2 months to complete.

A motion was made by Peg Cass to allow the third vendor until close of business Friday to submit their proposal and hold an electronic vote for final decision from the Board by Friday, May 26, 2023, and was seconded by Chris Shipley; motion passed unanimously.

c. No Parking Signs – Renewal

Per the City of Tucson Fire Department, complaints have been made related to street parking in the Villas and vehicles blocking access to homes by emergency vehicles. The Inspector did recommend installing No Parking signs at various locations. Management inquired as to what is required, there isn't a great deal of common area at the suggested locations for new posts/signs except for the paved road itself, the result may require obtaining Lot Owner permission to use their personal property and to gain easement agreements for the signs. Management was directed to work with the Fire Department and determine what is truly required as opposed to recommended to ensure the association is following City required action.

d. Solar Program – Peg Cass

Ms. Cass is working with SolarGain to determine whether solar power added to both the North and South pools would benefit the association, reduce electricity bills and possibly offer better heating options to the pool(s). More information will be forthcoming after a site visit.

**VI. Public Forum/Owner Correspondence – None**



**VII. Next meeting date – July 25, 2023 @ 7:00 pm** – this is the 4<sup>th</sup> Tuesday due to the travel schedule of multiple Board Members.

**VIII. Adjournment** - With there being no further business, the meeting was adjourned at 8:19 pm.

Respectfully Submitted,  
Jena Carpenter, CMCA, AMS, PCAM