



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

**Date:** July 20, 2021  
**Time:** 7:00 PM  
**Location:** Virtual – 10501 E Seven Generations Way, #109

**Call to Order**

The meeting was called to order at 7:10 pm by Hannah Walker

**I. Roll Call**

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

**Absent:** None

**Members Present:** Lyndell Roe, Sharon Knox, Joan Tober, Jane Martin, Debbie Stertz, Doris Shipley, Lee Rayburn, Ernestine Morris, Kevin Knitz, Keith, Maria Cabranes, Mel Shipley, Penny Pederson, Ralph Terry, Mark Levine, Casey Stockdale, Susan Wells, Ian Roberts, Susan Call, Rick Stertz, Kelly Koren, Marilyn Burden, David Powers, and an unnamed resident.

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

**II. Review & Approval of Minutes**

- a. April 20, 2021: **A motion made by Hannah to approve the April 20, 2021 minutes was seconded by Bob; motion passes.**

**III. Reports**

- a. Treasurer's Report – submitted by Natalie Kujawa on behalf of Chris Shipley. Ending balances as of June 2021.
- b. DRC Report – the DRC requests that Star Jasmine be added to the recommended Plant list for Civano  
**A motion made by Chris to add Star Jasmine was seconded by Bob; motion rescinded.**
- c. CCAA – Sharon Knox provided the report, a written report will be posted to the Civano website.
- d. Management Report – Jena Carpenter provided a written report.

**IV. Old Business**

- a. Common Area Facilities/Covid 19 & Executive Orders – management proposes releasing some restrictions.  
**A motion made by Wendy to have standard "mask recommended" signs for unvaccinated persons at the Rotunda was seconded by Bob; motion passes.**
- b. Sidewalk Lifts – Board Discussion related to costs to assist owners who have lifted or hazardous sidewalks abutting their Lot.  
**A motion made by Chris to discuss was seconded by Bob; motion was rescinded.**



A motion made by Wendy we have management move forward to contact the homeowners who need sidewalk repairs and present them with the options of participating in association vendor share, complete repairs on their own and provide the Share the Cost to Repair program offered by the City of Tucson with a 60-day reply to the association was seconded by Bob; motion passes.

c. Slow-Down Signs

A motion was made by Wendy to approve the use of the Slow-Down signs by the City of Tucson was seconded by Peg; motion was rescinded.

A motion was made by Wendy to approve the Slow-Down signs for use by residents in their yard upon submittal to the DRC was seconded by Peg; motion fails.

d. Quiet Office Hours / by appointment

A motion made by Hannah to implement quiet hours on Tuesday and Wednesday until 1:30 pm or by appointment was seconded by Peg; motion passes.

**V. New Business**

a. DRC Member Resignation & Committee Appointment – POSTPONED

b. CCAA Resignation – POSTPONED

c. Landscape Maintenance Proposals

A motion was made by Hannah to continue the relationship with Civano Nursery was seconded by Angelina; motion passes with 5-yays, 0-nays and 2 abstentions by Chris and Les.

d. Pool Rules / Hours – POSTPONED

e. Civano.org – revised website – POSTPONED

f. Vacation Rentals/Air BnB/VRBO – Per CCRs

1. Per the CCRs, you may not rent for any less than 30-days.
2. You may not rent out less than the whole home except in the case of Casitas.
3. Owners in violation of the rules may be subject to enforcement & fines

g. Request for Reimbursement – Lot #89

A motion made by Hannah to deny the request was seconded by Les; motion passes.

h. Request for Reimbursement – Lot #100

A motion made by Angelina to deny the request was seconded by Hannah; motion passes.

**VI. As Brought Forth**

a. Misc. office supplies and equipment no longer used or needed

A motion made by Bob to allow the CCAA the discretion to donate the miscellaneous office items no longer being used was seconded by Hannah; motion passes



**VII. Public Forum/Owner Correspondence**

- a. Mark Levine announced there are coffee mugs and glasses on sale and are available in the Rotunda in the merchandise cabinet.

**VIII. Next meeting date – September 21, 2021 @ 7:00 pm**

**IX. Adjournment** - With there being no further business, the meeting was adjourned at 9:27 pm.

Respectfully Submitted,  
Jena Carpenter, CMCA, AMS, PCAM