



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

Date: July 20, 2022
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 7:06 pm by Wendy Walker

I. Roll Call

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

Absent: None

Members Present: Caryl Clement, Janet Stanish, Sharon Knox, Gerard Maryak, Carmen Vega-Cruz, Marykay Morelli, Debbie Stertz, Bill Kuder, Becky Clowers, Megan Labelle, Ernestine Morris, Penny Pederson, Casey Stockdale, Manny Cabranes, Kirk Walker, and Sherrie Fredrickson.

Also Present with Paul Ash Management: Manager, Jena Carpenter, CMCA, AMS, PCAM and Assistant Manager, Eric Forseth, CMCA.

II. Review & Approval of Minutes

- a. May 17, 2022: **A motion made by Chris to approve the May 17, 2022; minutes as corrected was seconded by Bob; motion passes.**

III. Reports

- a. Treasurer's Report – Jena Carpenter reports for Chris Shipley the Association ended with a net income of \$88,390.05 on June 30th. Operating balance of \$176,184.53 and reserve fund balance of \$923,396.54.
- b. DRC Update on Mural Guidelines: Wendy Walker reports a design manual update is wrapping up and the revisions are to create a clearer, more concise document. The Design Manual is written for and is specific to the requirements at Lots in Civano, not Common Area. The DRC had been tasked by the Board in May to determine whether it would be feasible to establish parameters for acceptable mural art on private lots. Art is so highly subjective, it is impossible to judge or agree upon parameters, there are no other communities in the vicinity who allow this type of art, Civano does allow murals on interior perimeter walls giving way to Civano artists. The Committee strongly recommends the Board uphold the existing rule.
A motion made by Chris that the DRC go over the rules and ensure clarity that murals are not to be allowed on the building structure or facing out to neighboring properties was seconded by Angelina; motion passed unanimously.
- c. La Vida at Civano – Drexel & Nightbloom
The conceptual site plans approved by the DRC were presented for the 27 Townhome project to be located at 5695 S Nightbloom.
- d. Management Report – a written report was provided.



IV. Old Business

- a. Focus Civano – General Update: Rick Stertz & Caryl Clement
The CCAA put a team together all the Focus Civano efforts. There are 5 major discussions including entryway enhancements into Civano, updated seating and gathering places, multi-generational recreation equipment, pathway lighting and pool restroom improvements. A conceptual design moving the tot lot east to the other side of the parking lot next to the garden and the addition of an amphitheater where the tot lot is now was presented.
A motion made by Chris to approve the concept to move the tot lot was seconded by Wendy; motion passed with 6-yees, 0-nays and one abstention by Les Shipley.
- b. Revised Reservation Form
A motion made by Chris to adopt the revised reservation form as submitted was seconded by Bob; motion passes.

V. New Business

- a. Committee Appointments
 - 1. Events Committee – two resignations since May
A motion made by Lyndy to appoint the following members to the committee; Stephanie Terry, Megan LaBelle, Mark Levine, Jennifer Goitia, and Wendy Walker was seconded by Wendy; motion passes.
- b. Events Committee Structure – Lyndy Roe
Lyndy reports a draft plan for future Events & Activities. This will include a more robust and active committee, better communication of events, better technology for event advertisement and ways to further advertise to residents the activities that are coming up.
- c. Pool Restroom Renovations & Drinking Fountain – The CCAA has recommended updates to the pool restrooms which include a complete rehab. New partitions, fixtures, toilets, urinals, install changing stations in all restrooms, soap dispensers, countertop treatments and cleaning and sealing the floors.
A motion made by Chris to approve the CCAA recommendations not to exceed \$15,000 per pool and a drinking fountain at the north pool with a bottle filler not to exceed \$2,500 was seconded by Bob; motion passed unanimously.
- d. Revised Enforcement Policy to replace resolutions 12-01A and 09-03
Management presented the updated policy with a fine schedule.
A motion made by Peg to adopt the updated policy was seconded by Lyndy; motion was rescinded.

A motion made by Wendy to approve the Enforcement Policy and Fine Schedule as modified was seconded by Bob; motion passed.
- e. Demolition on median for entry enhancements – removal of desert spoons.



A motion made by Lyndy to approve the expense of \$1,500 to remove the vegetation identified on the Seven Generations median was seconded by Bob; motion was rescinded.

- f. Wildfire Detection – Request to place detection device on Rotunda Roof
A motion made by Bob to allow the equipment to be placed on the roof was seconded by Angelina; motion passed.
- g. Treatment of manholes on Renewal increase service to quarterly
Management directed to find out how often the City of Tucson treats the public sewers for roaches.
- h. Community Communication Process
In an effort to better streamline communications to the membership, management has requested all email distribution information should be filtered through the respective committee chair or board president and delivered to the HOA office every Wednesday by 4:00 pm. All items must be provided as the sender intends for it to read.
The Board directed management to implement this process.

VI. As Brought Forth

None

VII. Public Forum/Owner Correspondence

Caryl Clement addressed the Board related to asking Ballet Rincon’s guests/customers idling their vehicles while waiting for children. Civano is a green community and signs should be made telling people not to idle.

Management directed to speak with Ballet Rincon and the other business owners and ask them to speak to their clients about idling their cars while waiting to visit a business.

Debbie Stertz recommended that Focus Civano come up with an idea to create a shaded area at the Ballet Rincon parking lot for parents to wait outside of their vehicles.

VIII. Next meeting date – September 20, 2022 @ 7:00 pm

IX. Adjournment - With there being no further business, the meeting was adjourned at 9:36 pm.

Respectfully Submitted,
Jena Carpenter, CMCA, AMS, PCAM