



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

Date: July 21, 2020
Time: 7:00 PM
Location: Virtual – 10501 E Seven Generations Way, #109

Call to Order

The meeting was called to order at 7:00 pm by Hannah Walker

I. Roll Call

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

Absent: Mario Mastrosimone.

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

II. Review & Approval of Minutes

- a. May 19, 2020: **Motion made by Bob to approve the May 19, 2020 minutes was seconded by Chris; motion passes.**

III. Reports

- a. Treasurer’s Report – submitted by Natalie Kujawa on behalf of Chris Shipley. Ending balances June 30, 2020

Operating	\$ 44,914.54
Reserves	\$ 1,034,972.49
Receivables	\$ 20,111.60
Net Income	\$ 83,747.16

- b. CCAA – The DRC met on June 25, 2020, Joan Tober volunteered and was accepted as Chair and is present with a report.

Motion made by Bob to have all Committee reports or minutes submitted and posted to the HOA website was seconded by Hannah; motion passes.

Motion made by Chris to have item #114 in the reserve study for the three gravel parking lots move to a funded item was seconded by Bob; motion passes.

- c. Management Report – hard copy provided.

IV. Old Business

- a. Update to opening Common Area Facilities – there is no change the Tot Lot or Activity center, they will remain closed.
- b. Property Conditions & Enforcement – Board direction request
Discussion ensued natural vegetation in front yards will continue to be allowed with requests to keep neatly trimmed when possible. Parking in driveway is allowed as long as all four tires are completely on the driveway. Exterior & Holiday lighting will be referred to the DRC for review of the sections related to outdoor lighting.



V. New Business

- a. DRC – Member Resignation
Motion was made by Wendy to fill the vacancy and appoint Sharon Knox as a full DRC Member was seconded by Hannah; motion passes.
Board quorum was reduced by one when Mario left the meeting at approximately 7:20 pm.
Motion made by Wendy to open the pools with the added pool rules as presented was seconded by Hannah; motion passes 6-0.
- b. DRC – Committee Appointments
Motion made by Hannah to expand the number of DRC members to five members and two alternates with Penny Pederson, Peg Cass, as new Members and Bill Kuder and Lyndell Roe as new Alternates was seconded by Angelina; motion passes 6-0.
- c. Block Wall Painting Civano to Nightbloom at Northridge
 1. HOA vs. Owner responsibility Motion made by Chris to paint the wall along Civano & Nightbloom and notify the residents their fair share to pay was seconded by Hannah; motion carries 6-0.
 2. Bid to repaint wall – Motion made by Bob to approve Goodwin & Sons for \$3,900.00 to repaint the common wall facing Civano & Nightbloom at Northridge was seconded by Wendy; motion passes.
- d. North & South Pool area repainting
Motion made by Bob to approve the contract by Goodwin & Sons in the amount of \$19,000 was seconded by Hannah; motion carries 6-0.
- e. Replace the drinking fountain at the South Pool
Motion made by Bob to approve the contract by Wrig's Building Services in the amount of \$2,500.00 was seconded by Wendy; motion carries 6-0.
- f. Sidewalk Repairs – Discussion ensued Management was directed to use the enforcement process as the sidewalks abutting Lots are owner responsibility and provide a plan for when tree roots are lifting sidewalks and soliciting Civano Nursery to work on any tree root issues.
- g. New Website – Resident Forum/Communications Section – Discussion ensued, general consensus is that the Board feels between Nextdoor and Facebook there are enough outlets presently. Management directed to work with the residents on a format that will be more palatable and work within open meeting laws.

VI. Public Forum/Owner Correspondence

- a. An owner asked about the wall painting and making sure that owners who do not want Goodwin & Sons to paint.
As part of the process, management will provide the Owner with the specifications and color if they opt out of using the provider selected by the HOA.
- b. Owner requested that the board look into getting another microphone for virtual meetings.

VII. Next meeting date – September 15, 2020

VIII. Adjournment - With there being no further business, the meeting was adjourned at 8:44 pm.

Respectfully Submitted,
Jena Carpenter, CMCA, AMS, PCAM