



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

Date: July 25, 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: Ian Roberts, Evelyn Brey, Lora Rudolph, Linda Edlund, Ernestine Morris, Debbie Stertz, Carmen Vega-Cruz, Mark Lavine, Rick Stertz, Bill Kuder, Susan Wells, Julie Doll, Mitzi Walker, Sandra Bonham, Ralph Terry, and Mark Levine.

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

II. Review & Approval of Minutes

- a. May 16, 2023: A motion made by Lyndell Roe to approve the May 16, 2023 minutes as submitted was seconded by Bob Small; motion passed unanimously.
- b. June 30, 2023: A motion made by Lyndell Roe to approve the June 30, 2023 minutes as corrected was seconded by Bob Small; motion passed unanimously.

III. Reports

- a. Treasurer's Report – Jena Carpenter reports the association ended June with a net income of \$117,983.40. Operating balance of \$239,143.30 and reserve fund balance of \$1,040,070.25.
- b. Management Report – a written report was provided.

IV. Old Business

- a. Peg Cass provided a brief report, she has been in contact with SolarGain to determine if there is an option for Civano to have solar power for both the north and south recreation areas at each pool. This may open the opportunity for an electric solar heated pool with better results. More information pending site visit by the company's representative.
- b. Appointment of new 2023 DRC Alternate Members
A motion made by Lyndell Roe to appoint Gerard Maryak, Kirk Walker, and Adrienne St. John as alternate DRC Members was seconded by Bob Small; motion passed unanimously.
- c. No Parking Signs – Villas: Per a member complaint to the City of Tucson Fire Department, the inspector recommended installing No Parking signs at various locations in the Villas.



Management suggests mapped locations and spending a limited amount on new posts and signs. **A motion made by Bob Small to install No Parking signs at available locations not to exceed \$1000 was seconded by Andrea Mendez; motion passed unanimously.**

- d. Sidewalk Lift Repairs: Per the attorney's input, the association will move forward with sidewalk repairs and address in multiple phases as per the existing bid and pricing.
- e. Tennis Court Start date: The initial start was to be July 26, the vendor does not pull permits which has delayed the start, management to work with a local architect to get documents for permit and the project scheduled. Final start date and information will be forthcoming.

V. New Business

- a. CCAA Project – Rotunda Doors: The committee is requesting Board approval to replace the Rotunda doors. Existing doors are not sealed and have gaps, the wood is deteriorating, and no repairs do not hold for longer than days/weeks at a time ½ of the doors will become windows as there are far more doors than needed and creates further maintenance that is not necessary. Discussion ensued related to pricing and aesthetics.
A motion made by Lyndell Roe to approve the bid from DH Pace for \$72,000.00 to replace the Rotunda doors and was seconded by Bob Small; motion passes with 6-eyes, 0-nays, and 1 abstention by Les Shipley.
- b. CCAA Composition: At the May meeting 10 people were appointed to the CCAA, per Resolution #11-01, there may only be 3-7 members and at least one alternate. The CCAA requests adjusting the Resolution to allow for all 10 members. Discussion ensued.
A motion made by Lyndell Roe to modify Resolution #11-01 and increase to 9 members and 1 alternate was seconded by Peg Cass; motion passed with 6-eyes and 1-nay by Hannah Waker.
- c. TMC Rincon – Permission to Construct/Drainage Pad: Swaim Associates is the architect firm for the parcel on the north side of Drexel immediately west of the Civano Common area. They require Board approval as they are required to install a dispersion pad with a 10 x 16 disturbance area on a portion of Civano's property. Discussion ensued.
Management was directed to request more information and to obtain the amount water that will flow through to the wash to ensure the homes along the wash are not affected by added water.
- d. Member Request to Speak – Carmen Vega-Cruz & Debbie Stertz
Debbie Stertz presented on behalf of "cluster 1" as defined by the GAIN event hosted 2019 pre-COVID. Ms. Stertz has been involved in creating a large Neighborhood Watch in a large community with 127-Watch Captains. In light of reported health, safety, and welfare matters noticed in Civano, this group of residents is requesting the Board approve the formation of a Civano Safety Committee. They are asking for Board and staff support of the same. They will use the predefined clusters from GAIN and solicit volunteers to become cluster leaders, those leaders will be responsible for collecting information, maintaining, and submitting reports, and lead cluster text or other communication avenues. Ms. Stertz feels



there should be a formal Civano Safety Committee with a neighborhood watch component. This group will take a lot of management which would require several individuals to complete the work.

Ms. Cass said the Board and Management could assist with getting out email information to Civano residents to assist with forming a neighborhood watch with Debbie's contact information, Neighborhood Watch is a separate function from the HOA. Ms. Cass recommended they come back to the Board with a mission and vision statement, committee make up, and functions or duties of the committee prior to a decision being made.

VI. Public Forum/Owner Correspondence

- a. An owner addressed the Board related to the reserve funds and the comment that the reserves are in pretty good shape. As a former Board President of a high-rise condominium in Illinois, when something needed to be done, they did a special assessment. He addressed concerned that nearly ½ of the Reserve Fund would be spent in a single year.

Chris Shipley advised that while there will be \$400,000 spent this year, \$200,000 was put into reserves. Additionally, with the numerous components that have not been replaced or updated per the study over the years, the values of the homes go down when things are not in good working condition.

VII. Next meeting date – September 19, 2023 @ 7:00 pm

VIII. Adjournment - With there being no further business, the meeting was adjourned at 8:49 pm.

Respectfully Submitted,
Jena Carpenter, CMCA, AMS, PCAM
For Civano I Neighborhood I Association, Inc.