



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

Date: September 19, 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 7:03 pm by Peg Cass.

I. Roll Call

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

Absent: Les Shipley and Hannah Walker

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. July 25, 2023: **A motion made by Lyndell Roe to approve the July 25, 2023, minutes as corrected was seconded by Bob Small; motion passed unanimously.**

III. Reports

- a. Treasurer's Report – Jena Carpenter reports the association ended July with a net income of \$86,968.37. Operating balance of \$168,913.79 and reserve fund balance of \$1,059,250.97.
- b. Management Report – a written report was provided with status updates on projects in progress.

IV. Old Business

- a. Peg Cass provided not much has transpired with Solar Gain as of this meeting. Upon returning to Tucson, she will pursue further.
- b. Safety Committee – Debbie Stertz presented the intent of the committee is to raise awareness within the community for all activities and events, work closely with the Board and HOA team, coordinate robust communications efforts, oversee captains responsible for their immediate neighbors, maintain excellent communication among residents, liaise with police, and encourage residents to report anything suspicious or unusual to the captain. **The Board advised this is the equivalent of a Neighborhood Watch program which should be coordinated with the Tucson Police Department and will not be a standing committee of the association. The Board and Management team will provide support and assistance in promoting meetings and calls for volunteers.**



- c. TMC Rincon – Permission to Construct a water dispersion pad: the hospital construction needs permission from Civano to use a 10 x 16 square foot water dispersion pad off their development which is HOA common area.

A motion made by Chris Shipley to allow TMC to construct a 10 x 16-foot dispersion pad on common area was seconded by Bob Small; motion passed unanimously.

V. New Business

- a. Evens Committee Appointment – due to recent resignations, the committee is looking to expand, Wendy Carroll has volunteered to serve.

A motion made by Lyndell Roe to appoint Wendy Carroll to the Events Committee was seconded by Chris Shipley; the motion passed unanimously.

VI. Public Forum/Owner Correspondence

- a. Ian Roberts addressed the Board regarding multiple complaints that had not been addressed by the management team including parking issues, the alarm at the south pool, pool repairs needed, and not getting return calls.

All were notified that these items would be corrected immediately, a staff change was necessary, Erica O’Neill is no longer with the company and was addressed September 18, 2023, and we would take all necessary steps to correct the noted issues.

- b. A request was made as to the existing solar pump at the pool and whether it works 24 hours per day thus distributing cold water back into the pool overnight.

Management directed to investigate with Oasis Pools and will report back with the findings.

- c. Rick Stertz inquired as to the status of the North Pool Women’s restroom door and when that will be fixed.

The management team will continue to pursue a repair.

VII. Next meeting date – November 21, 2023 @ 7:00 pm

VIII. Adjournment - With there being no further business, the meeting was adjourned at 8:10 pm.

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