



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

Date: September 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 7:09 pm by Wendy Walker

I. Roll Call

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

Absent: Angelina Hannum

Members Present: Gian and Marykay Morelli, Mark Levine, William Kuder, Lee Rayburn, Ernestina Morris, Debbie Stertz, Rick Stertz, and Larry Bazzell.

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

II. Review & Approval of Minutes

- a. July 20, 2022: A motion made by Lyndy Roe to approve the July 20, 2022; minutes as corrected was seconded by Bob Small; motion passes.

III. Reports

- a. Treasurer's Report – Jena Carpenter reports for Chris Shipley the Association ended in August 2022 with a net income of \$116,546.15. Operating balance of \$181,174.63 and reserve fund balance of \$923,672.18.
- b. Management Report – a written report was provided.

IV. Old Business

- a. Discontinue using Zoom for HOA Meetings
A motion made by Wendy Walker to defer a decision on the discontinued use of Zoom until an estimate is provided on what would improve the sound system to ensure all participants are heard and able to hear was seconded by Les Shipley; motion passed.
Management was directed to investigate sound system options to present at the next Board Meeting.
- b. Board Meeting start time – Adjust to 6:00 pm
After discussion, a decision was made to the keep the Board Meetings at 7:00pm on the 3rd Tuesdays.

V. New Business

- a. 2023 Draft Budget – Discussion/Possible Action



A motion made by Lyndy Roe to approve the draft 2023 budget with a 16% increase to assessments for a monthly rate of \$115.00 was seconded by Wendy Walker; motion passes.

- b. Rotunda Roof Repair/Crack in Parapet wrap

A motion made by Bob Small to allocate \$2,800 to Franco Roofing to repair the parapet wrap was seconded by Wendy Walker; motion passed.

- c. Replace Letter/Paper folder HOA Office

A motion made by Bob Small to allocate \$3,000 for the letter/paper folder with the maintenance kit was seconded by Lyndy Roe; motion passed.

VI. As Brought Forth

None

VII. Public Forum/Owner Correspondence

Scott Allen issued a letter to the Board related to relocating the Tot Lot and adamantly requesting that it not be placed in the area next door to his house as presented at the last Board Meeting.

The CCAA is taking this information under review as they determine appropriate next steps for the tot lot and its relocation.

The Board at Sierra Morado has asked if a member of the Civano Board would be a participant in the ballot counting for their Annual Meeting.

Lyndy Roe volunteered herself to assist the Sierra Morado association with ballot counting on November 17, 2022.

VIII. Next meeting date – November 15, 2022 @ 7:00 pm

IX. Adjournment - With there being no further business, the meeting was adjourned at 8:29 pm.

Respectfully Submitted,
Jena Carpenter, CMCA, AMS, PCAM