



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

**Date:** October 15, 2019  
**Time:** 7:00 PM  
**Location:** Civano Activity Center – 10501 E Seven Generations Way, #109

**Call to Order**

The meeting was called to order by Mario at 7:05 pm.

**I. Roll Call**

**Board Members Present:** Mario Mastrosimone, Tom Sisterman, Chris Shipley, Les Shipley, Richard Bates, Wendy Walker and Bob Small.

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

**Present with Carpenter, Hazlewood, Delgado & Bolen:** Jason Smith

**II. Review & Approval of Minutes**

- a. August 20, 2019: **Motion made by Rich to approve the August 20, 2019 minutes was seconded by Wendy; motion passes.**

**III. Reports**

- a. Treasurer's Report & Draft 2020 Budget – submitted by Natalie Kujawa on behalf of Chris
  - Operating \$ 94,641.52
  - Reserves \$ 860,604.43
  - Receivables \$ 26,202.06
  - Net Income \$ 13,369.09

**Motion made by Mario to adopt the 2020 Budget to include an adjustment to income related to commercial assessments and a \$5.00 per month base assessment increase was seconded by Rich; motion passes.**

- b. CCAA – no report
- c. DRC – Will be reviewing the paint palette at the November meeting.
- d. Events – upcoming events include the Oktoberfest on Nov. 2<sup>nd</sup> and the upcoming Holiday Party
- e. Management Report - Jena Carpenter presented a written report.

**IV. Old Business**

- a. Northridge Erosion update presented
- b. Janitorial / Porter services contract per CCAA discussion related to current contract, management had revised bid for presentation.  
**Manager directed to continue to monitor and report defects to JaniKing and ride out the contract as currently stated.**



**V. New Business**

- a. Appoint Alternate DRC Member  
Motion made by Rich to appoint Sharon Knox as alternate DRC Member was seconded by Tom Sisterman; motion passes.
- b. NEC Committee – Management would like to open nominations for committee.  
Motion made by Bob to begin member search and use of application for committee members was seconded by Rich; motion passes.

**VI. Public Forum/Owner Correspondence**

- a. Several members addressed the Board to request information on emails that were discovered related to communications with the City of Tucson related to Mixed Use lots and allowed businesses in Civano as well as meetings held with the City of Tucson related to the same.
- b. An owner requested a sign be made for the Tennis Courts requesting the timer be turned off prior to leaving the courts when used at night.

**VII. As Brought Forth**

- a. Management brought forward discussion related to Resolution 15-01 and the Parks & Facilities reservation form which are not in line with the CCRs or state statute.  
Motion made by Rich to repeal both Resolution 15-01 and the Parks & Facilities Reservation form was seconded by Chris; motion passes.  
Management was directed to send Jason Smith revisions for his review and recommendations and brought back to the Board in November.

**VIII. Next meeting date – November 19, 2019**

**IX. Adjournment**

With there being no further business, the meeting was adjourned at 8:25 pm.