



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

**Date:** November 19, 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 Chris at 7:05 pm.

**I. Roll Call**

**Board Members Present:** Mario Mastrosimone (phone), Chris Shipley, Les Shipley, Richard Bates, and Wendy Walker.

**Absent:** Bob Small and Tom Sisterman

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

**Present with Carpenter, Hazlewood, Delgado & Bolen:** Jason Smith and Kaycee Scarr Wamsley

**Present from WLB:** Erik Beam

**II. Erik Beam, WLB** Provided a presentation and highlighted required work to be complete related to erosion. WLB will submit their report to the City of Tucson for approval upon approval, the report and maps will be posted on the website.

**III. Review & Approval of Minutes**

- a. October 2019: **Motion made by Mario to approve the October 15, 2019 minutes was seconded by Wendy; motion passes.**

**IV. Reports**

- a. Treasurer's Report – submitted by Natalie Kujawa on behalf of Chris
  - Operating \$ 91,730.57
  - Reserves \$ 862,131.26
  - Receivables \$ 27,118.85
  - Net Income \$ 57,356.95
- b. CCAA – There was a leak in the woman's restroom which caused a major overage the toilet has since been replaced. We are still waiting on the updated reserve study.
- c. DRC – The committee closed the paint palette given the large amount of already approved colors. New boards and color charts will be posted and made available in the HOA office.
- d. Events – the Oktoberfest was a success. Next event is the Holiday Party on Dec 15<sup>th</sup> at 5pm.
- e. NEC – No committee report. Only one statement of interest was received for committee participation. The Committee needs to be formed 120-days prior to the election.
- f. Management Report - Jena Carpenter presented a written report.



**V. Old Business**

- a. Revised Resolution 15-01 & Revised Reservation Form  
Motion made by Mario to accept the revisions as recommended by the legal team and as discussed in the previous meeting was seconded by Rich; a friendly amendment made by Mario to strike the age restriction to the reservation form was seconded by Chris; motion passes.
- b. Remove hold on Late Fees/Interest January 2020  
Motion made by Chris to revert back to assessing late fees to delinquent accounts beginning January 1, 2020 was seconded by Rich; motion passes.

**VI. New Business**

- a. Appoint NEC Members for 2020 Election  
Motion made by Mario to approve Joan Tober, Hannah Walker, Jerrie Jensen, Bob Jensen, Bud Wilson, Kelly Koren and Sharon Knox to the NEC was seconded by Chris; motion passes. The committee chair person will be Kelly Koren as appointed by Mario per the NEC Manual.
- b. New website for Civano – HOA Sites  
Motion made by Mario to approve the new website as recommended for \$550.00 annually with a one-time fee of \$100.00 for set up was seconded by Chris; motion passes.
- c. 2020 Election to be held pursuant to the Planned Communities Act and enable electronic voting  
Motion made by Mario to allow electronic voting and follow the Planned Communities Act was seconded by Chris; motion passes.  
The NEC will determine which electronic voting company to work with.

**VII. Public Forum/Owner Correspondence**

- a. Cara Stansey and owner would like to rent the Activity Center for a line dancing/live music event. Additional discussion related to allowing alcohol and the HOA would require event insurance by the lessee.
- b. An owner requested the Board consider installing a 2<sup>nd</sup> playground for older children, the current play equipment is rated for ages 2-5 years.  
Management was directed to have the CCAA review options and will discuss with the Men's Coffee Group whether they would have issue with dismantling the Bocce Ball court should the CCAA want to look at that area as an option.
- c. An owner mentioned in light of recent emails between the City of Tucson and an owner in Civano around Mixed Use lots and business use, they feel that director should resign their position.

**VIII. As Brought Forth - None**

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

**X. Adjournment**

With there being no further business, the meeting was adjourned at 8:41 pm.