



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

**Date:** September 21, 2021  
**Time:** 7:00 PM  
**Location:** Virtual – 10501 E Seven Generations Way, #109

**Call to Order**

The meeting was called to order at 7:00 pm by Hannah Walker

**I. Roll Call**

**Board Members Present:** Hannah Walker, Les Shipley, Chris Shipley, Bob Small, Wendy Walker, and Angelina Hannum.

**Absent:** Peg Cass

**Members Present:** Lyndell Roe, Joan Tober, Rick & Debbie Stertz, Mark Levine, Wendell Jones, Andrea Mendez, Joyce Swinehart, Janet Stanish, Ian Roberts, Ralph Terry, Casey Stockdale, Manny Cabranes, and Nina Abdelmaseh.

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

**II. Review & Approval of Minutes**

- a. July 20, 2021: **A motion made by Bob to approve the July 20, 2021 minutes was seconded by Wendy; motion passes.**

**III. Reports**

- a. Treasurer’s Report – submitted by Natalie Kujawa on behalf of Chris Shipley. Ending balances as of August 2021.
- b. Management Report – Jena Carpenter provided a written report.

**IV. Old Business**

- a. Common Area Facilities/Covid 19 & Executive Orders – management proposes releasing some restrictions.  
**No action taken no change made.**
- b. Sidewalk Lifts – Board Discussion related to costs to assist owners who have lifted or hazardous sidewalks abutting their Lot.  
**A motion made by Wendy to approve the distribution of the draft letter presented to residents with sidewalk lifts or damage was seconded by Bob; motion passes.**
- c. Pool Rules/Hours  
**A motion was made by Wendy to adopt the pool rules with the exclusion of number 19 was seconded by Angelina; motion passes.**

**V. New Business**

- a. Code of Conduct for Board & Committees – No Action Taken/Board to Review



- b. Resolution for Committees and Code of Conduct – No Action Taken/Board to Review
- c. DRC Member Appointment – POSTPONED
- d. CCAA Resignation – POSTPONED
- e. Civano Revitalization Discussion – Angelina Hannum  
Angelina Hannum was directed to create a focus interest group to obtain feedback from the residents as to what types of improvements the members would like and present a plan or proposal to the Board of Directors.
- f. Policy on Owner Maintenance of Common Area(s)  
A motion made by Wendy that the Association shall maintain all common areas of the Association; Residents may not manage, plant in, install items on or take maintenance responsibility for any common areas that are owned by Civano I: Neighborhood I HOA effective immediately was seconded by Hannah; motion passes.
- g. Common Area vs. Owner Lots & maintenance Desert Country – Approximately 10 locations exist where drainage off common area run through private property. At times, the private property has water pooling when heavy rains occur due to blockage. An owner requested the association create an easement to maintain these private property areas.  
Due to extensive costs associated with creating easements and other legalities involved there will be no further action related to this request.
- h. DRC Appeal for Lot #274  
A motion made Angelina to open discussion was seconded by Hannah; motion was rescinded.  
  
A motion made by Wendy to uphold the DRC’s decision and ask the Applicant to resubmit was seconded by Bob; motion passes.
- i. 10559 E Marchetti Loop – Paying two Assessments: the purchaser of these two platted lots requested they only be required to pay one assessment.  
The Board has no authority without a vote of the membership to allow a member to pay less than one assessment per Lot. This property is platted as two Lots.
- j. CCR Amendment relating to Registered Sex Offenders  
A motion was made by Hannah to send the draft amendment to a vote of the members prohibiting Class 2/3 Sex Offenders from living in Civano was seconded by Wendy; motion was rescinded.

Management was directed to obtain answers to the questions presented including how to enforce, is it just for renters or does it include owners, and what other liabilities does this open the association up to. Additional research to include looking to other communities who have adopted a similar amendment. A membership survey to follow upon receipt of further information.



**VI. As Brought Forth**

- a. Publish new website <https://civano.org>  
A motion made by Hannah to publish the new website was seconded by Wendy; motion passes.
  
- b. Bike Repair Station  
A motion made by Wendy to purchase a bike repair stand and have it installed not to exceed \$1,800 was seconded by Chris; motion passes.
  
- c. Pool Furniture Replacement  
A motion made by Chris to purchase new pool furniture where needed not to exceed what the reserve study budget was seconded by Bob; motion passes.

**VII. Public Forum/Owner Correspondence**

- a. Ms. Tober advised Angelina Hannum that there is an Asset Improvement fund which could be used and contributed to the playground upgrades.

**VIII. Next meeting date – November 16, 2021 @ 7:00 pm**

**IX. Adjournment** - With there being no further business, the meeting was adjourned at 9:00 pm.

Respectfully Submitted,  
Jena Carpenter, CMCA, AMS, PCAM