



**Civano Common Area Asset (CCA) Committee  
CCA Committee Meeting Minutes**

**Date:** January 10, 2023  
**Time:** 2:30pm  
**Location:** Virtual/Activity Center

**CCA COMMITTEE:**

Present was Mark Levine, Rick Hanson, Caryl Clement, Hannah Walker and John Siath.

Absent was None.

Members Present were Lyndy Roe, Scott Calhoun, Penny Pederson, and Wendy Walker.

Also present from Paul Ash Management was Community Manager Jena Carpenter.

**I. Call to Order / Roll Call**

Mark Levine called the meeting to order at 2:37 pm

**II. Approval of Minutes – November 2022**

A motion made by Rick Hanson to approve the minutes as corrected for November 8, 2022, was seconded by John Siath. Motion passed.

**III. Management Update**

- a. Water Meter @ Thundersky – We are still waiting for the city to make repairs.
- b. Rotunda Roof repair is complete.
- c. Tennis fence repaired and latching correctly.
- d. Pathway/Bollard Lights – Paul Ash had to remove the individual working at Civano which has left this particular project stalled. We will be reassigning someone to take over.
- e. Outdoor/Rotunda lights have been fixed – still need to repair the pathway lights on the south side of the center.
- f. North/South Pool restrooms – nearly complete, there was a preview of the south restrooms, and they are in great condition.

**IV. Focus Civano reports**

**a. Master Plan**

1. Entryway Improvement Design Plans – The Dream Team provided a presentation to the CCA and responded to questions submitted by John Siath.

Management was directed to recirculate the RFP for design documents to ensure a fair representation of other bidders is provided.

2. Benches/Seating – management presented items for approval after walking the community with several owners and committee members. Included was a map with locations and styles of new benches and seating for Common Areas.

A motion made by Hannah Walker to recommend the Board approve the submission not to exceed \$50,000.00 was seconded by Caryl Clement; motion passed.



**V. As Brought Forth – None**

**VI. Future Agenda Items**

- a. Update to pool solar
- b. Sidewalk Repairs – Board assigned management to obtain bid to repair sidewalks.
- c. Tot Lot bids – remove and replace in existing location
- d. Rotunda Doors – look at removing a couple doors that are not used.
- e. Earth Day 2024 – will discuss pollinator garden as part of this event.
- f. Tennis Court replacement – look for options to replace the court with post-tension concrete. Peg Cass has provided some options for review at a future meeting.

**VII. Next Meeting Date – February 14, 2022 @ 2:30pm**

**VIII. Adjournment**

With there being no further business, the meeting was adjourned at 4:15 pm.

Respectfully submitted,

Jena Carpenter, CMCA, AMS, PCAM