

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

Date: October 16, 2018  
Time: 7:00 PM  
Location: HOA Activity Center—10501 E Seven Generations Way, #109

**I. CALL TO ORDER**

The meeting was called to order 7:00 PM.

**II. ESTABLISHMENT OF QUORUM**

Board Members Present: Mario Mastrosimone, Tom Sisterman, Chris Shipley,  
Sharon Fields,

Board of Directors Absent: Bob Small, Les Shipley, Richard Bates

Member of Management Present: David Kinsey and Sandy Sandoval

Minute Taker: David Kinsey

**III. Presidents' Report** - Mario introduced the new association manager, Dave Kinsey and thanked all in attendance. Discussion held regarding the pool closure.

**IV. APPROVAL OF PREVIOUS MEETING MINUTES**

- May 1, 2018 Regular meeting minutes
- July 9, 2018 Special meeting minutes

**MOTION: To approve the May 1, 2018 Board minutes as submitted with changes noted at meeting.**

Motion Proposals: First: Sharon  
Second: Chris

Motion Results: Motion passed unanimously

**MOTION: To approve the July 9, 2018 Special Board minutes regarding staying with same insurance company as submitted**

Motion Proposals: First: Sharon  
Second: Chris

Motion Result: Motion passed unanimously

**V. TREASURER'S REPORT & APPROVAL**

Account Balances as of September 30, 2018

Operating	\$ 164,178.19
Reserve Fund	\$ 609,979.14
Contingency	\$ 64,795.48
Asset Imp.	\$ 19,820.40

**Action Taken:** Report accepted by Board.

Announced that finance committee will meet on October 25, at 3:30 pm. A question was raised as to the reserve fund percentage. No action was taken as no definitive number was available at the meeting.

**VI. OPEN FORUM**

- The Board was suggesting allowing conversion of at least one garage bay for alternate use if desired by a homeowner of a three bay garage. **Action Taken:** After discussion, this was tabled until the next meeting until more information is obtained.

- **MOTION: Remove the light reflective value from all DRC manuals and guidelines.**

Motion Proposals: First: Mario  
Second: Chris  
Motion Result: Motion passed unanimously

- Challenging DRC approval of Lot 16321’s house painting. After much discussion, it was decided to ask the owner if they liked the house color as it is or if they would prefer the original color requested, Banana Cream.

**MOTION: Contact the homeowner to find out if they would like their house painted to be the originally color choice requested, which was Banana Cream. If so, that the Association will spend up to \$2500 to paint the house Banana Cream.**

Motion Proposals: First: Mario  
Second: Sharon  
Motion Result: Motion passed unanimously

- Lot 364 requested modification of pool hours to open at 5:00 or 5:30 a.m.

**MOTION: Have the alarm disabled at 4:45 and changing the pool opening hours to 5:00.**

Motion Proposals: First: Mario  
Second: Sharon  
Motion Result: Motion passed unanimously

- Lot 446 appealing the DRC’s disapproval of her yard art, specifically a peace pole. After much discussion, and it was discovered this same pole has been in the owners previous Civano yard for over 10 years with no complaints nor violations; therefore the pole may stay.

- Emma Court is requesting Association plant trees on her street. **Action Taken:** Management is to communicate to owner that if she wants to plant approved trees on her street to do so.

**VII. NEW BUSINESS**

- **MOTION: Re-appoint all the committee members for all association committees for another year.**

Motion Proposals: First: Mario  
Second: Sharon  
Motion Result: Motion passed unanimously

- Reviewed the Pickle Ball players request that they be allowed to reserve the court for their sport. **Action Taken:** Management to respond that the only area that is reservable is the Rotunda. The Tennis court is on a “first come first serve” basis. Players have 1 hour to play tennis. If you exceed your one hour and somebody is waiting to use the court, you must yield the court.

- Discussion of proposal for new Dell Computer for Association office.

**MOTION: To approve the purchase of new Dell Computer not to exceed \$1500 for the use of the HOA manager.**

Motion Proposals: First: Mario  
Second: Sharon

Motion Result: Motion passed unanimously

- Discussion of email from owner regarding mailing she received about water damage insurance.  
**Action Taken:** Board of Directors instructed management to inform owner that the HOA has nothing to do with this water damage insurance.

#### VIII. OLD BUSINESS

- Discussion of Pima County website. **Action Taken:** Board of Directors instructed management to update the Pima County website with the correct board of directors names as of 2018. Manager will fill out the necessary form and file it with the county.
- Discussion of drainage issue on Nightbloom Way. **Action Taken:** Board of Directors met with association lawyer concerning this during the executive session for legal advice regarding the drainage issue on Nightbloom Way. The Association Attorney will mail a document to the effected homeowners.

#### IX. COMMITTEE REPORT/RECOMMENDATIONS -

- **CCAA:**

- Discussion regarding requesting the Board for approval of the door replacements. They are choosing to handle them as maintenance instead with Les Shipley getting a proposal from the one who did his doors, and management asked to obtain 1 or more proposals.
- Discussion regarding the memorial bench. The Committee is working on a proposal to incorporate that with a different process/program to be discussed in a later meeting specifically the PAR course.

- **DRC:**

- Requesting Board approval on two items:
  - During the August DRC meeting, the committee passed a motion to add, this sentence to the Painting application.

**MOTION: To add the following sentence to the painting application; CCR 18.7.2 "If the Owner is planning to repaint the house and trim with different colors, Owner is required to paint at least a 1' x 1' color swatch on the structure or on a piece of cardboard that is attached to the structure."**

Motion Proposals: First: Mario  
Second: Sharon

Motion Result: Motion passed unanimously

**MOTION: To add all "new" approved paint colors to the approved paint palette.**

Motion Proposals: First: Mario  
Second: Sharon

Motion Result: Motion passed unanimously

- **Events:** No report
- **NEC:** No report
- **Community Garden:** No report

**X. MANAGER'S REPORT** – see attached

**XI. NEXT SCHEDULED MEETING:**

Regular Board Meeting – November 20, 2018

**XII. ADJOURNMENT** There being no further business to discuss, the meeting was adjourned at 9:00 PM