



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

Date: November 8, 2022,
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, Ren Caldwell, Tora Williamsen-Berry, Jeanie Mangold, Kathy Siath, Nancy Neubauer, Judy Kelly 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 – September 22, 2022

A motion made by Rick Hanson to approve the minutes as presented for September 22, 2022, was seconded by Hannah Walker. Motion passed.

III. Management Update

- a. Water Meter @ Thundersky – We are still waiting for the city to make repairs.
- b. City of Tucson Sign Code – Included in your packet is the request made to the Sign Code Department and the criteria the association would have to meet. They do require sign permits and an annual right-of-way fee for having a sign in their right of way.
A motion made by Rick Hanson to allow management to pursue options on signage with the City of Tucson was seconded by Hannah Walker; motion passed unanimously.
- c. Rotunda Roof Repair – scheduled for 2nd week in December.
- d. Tennis Fence has been repaired and now latches.
- e. Tot Lot bids are being requested for remove/replace in existing location. Equipment will be for child age range of 2-12 and match information and resources as gathered previously through Focus Civano efforts.

IV. Focus Civano reports

a. Master Plan

1. Butterfly Garden – discussion ensued. Civano Nursery is still willing to donate pollinator plants.

Rick Hanson recommends having a pollinator garden in place by the 25th anniversary of Civano which would be April 2024. Rick Hanson volunteered to take the lead on this project with a completion date of April 2024.

2. Entryway Improvement Design Plans – Once submittal was received relative to designing the entryways. Discussion ensued.

A motion was made by Rick Hanson to have the Dream Team meet with John Siath before the next meeting to get all his questions addressed was seconded by John Siath; motion passed with 4 yes votes, 0 nay votes, and one abstention by Caryl Clement.



3. Benches/Seating – bench and table options were presented, discussion ensued.

A motion made by Mark Levine to schedule a walkthrough of the community with a small group to determine seating locations was seconded by Caryl Clement; motion passed.

The following members volunteered: Jeanie Mangold, Mark Levine, Hannah Walker, Lyndell Roe and Caryl Clement.

V. As Brought Forth

- a. **Request to have pool heated year-round** – several members appeared to request the CCAA move forward with upgrading the pool solar in a way to allow swimming for more months in the year.

A motion was made by Rick Hanson to thank the members with interest and have management explore extending the swim times through energy efficient options up to 82-85 degrees was seconded by Caryl Clement. Motion passed.

- b. **Site Review w/Civano Nursery**

1. Villas Common Area: Owner Lot lines vs. Common Area. The association decided many years ago to have the Nursery maintain areas in the Villas in a basic manner which excludes areas that appear to be owner lots, which are in fact common area.

A motion made by Rick Hanson to have John Siath work with the staff to identify the lot lines in the Villas was seconded by Caryl Clement; motion passed.

2. Villas pathway adjustment being repaired to assist ambulatory access to pathways.
3. Tree removal/replacement requests were complete which included 7 tree replacements that were requested within the past year have been installed in the locations that are viable.

VI. Next Meeting Date – December 13, 2022 @ 2:30pm

VII. Adjournment

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

Respectfully submitted,

Jena Carpenter, CMCA, AMS, PCAM