



**Civano I, Neighborhood I Homeowner's Association
CCAA Committee Meeting Minutes**

APPROVED

Date: July 15, 2021
Time: 3:30 PM
Location: Virtual/Activity Center

CCAA COMMITTEE:

Present was Sharon Knox, John Siath, Mark Levine, Caryl Clement, and Debbie Stertz.
Members Present: Joan Tober and Lyndell Roe.
Also present from Paul Ash Management was Community Manager, Jena Carpenter.

Call to Order

Sharon called the meeting to order at 3:32 PM

Meeting Minutes June 22, 2021

A motion to approve the June 22, 2021 minutes as presented was made by Mark and seconded by Caryl; motion passes.

South Pool update

- South Pool replaster, there is a solar return line that still has a leak. We tried to implement a solution that would include abandoning that particular return which would have been costly to locate and repair.

Asphalt/Seal Coating Project Update

A color-coded map issued by Sunland Asphalt was provided.

- RED: Remove & Replace sections completed with the exception of striping which will be done the 19-21 of July
- GREEN: Crack Fill & Seal Coat (17 parking lots) July 19-21
- BLUE: Pedestrian Trail July 19-21

Landscape Maintenance Bids -

A motion made by Mark to open discussion was seconded by Caryl; motion was rescinded.

Discussion continued related to each vendor's offerings, horticultural practices and various advantages and disadvantages. Additionally, discussion related to a possible sub-committee for landscaping

A motion made made by Caryl that we contract with Civano Nursery for the landscaping for Civano neighborhood as per the proposal submitted April 2021 with an addition to the contract of addendum #1 submitted by Chris Shipley for no additional cost. Further monthly landscape reports supplied by the vendor added to the agenda of the Board meetings with itemized activities of the vendor was seconded by Mark; motion rescinded.

A motion made by Sharon that we submit the facts found in the RFP process both bids from Civano with amendment #1 and AAA Landscape responses for awarding the contract for Civano Landscape maintenance, the CCAA advises the board they had a difficult time comparing suppliers and are in general unhappy with Civano Nursery's performance was seconded by Mark; motion rescinded.

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A motion made by Sharon that we continue with Civano Nursery for the landscaping for Civano neighborhood as per the proposal submitted April 2021 with an addition to the contract of addendum #1 submitted by Chris Shipley for no additional cost. Further monthly landscape reports supplied by the vendor added to the agenda of the Board meetings with itemized activities of the vendor was seconded by Mark; motion passes 4-1.

A motion made by Sharon that CCAA recommends the Board appoint a sub-committee of the CCAA who will meet on a periodic basis with the contract holder to review and discuss landscape enhancements and activities/issues was seconded by Caryl; motion passes 4-1.

Tot Lot Discussion –

Three vendors have been invited to visit the property to complete an initial assessment. The reserve study does not account for any upgrades. There is approximately \$21,000 to replace the existing 2-5 year old rated equipment.

As Brought Forth

- John Siath would like to ensure the retention/detention basins are inspected by a 3rd party engineer per the plat.

NEXT MEETING – August 10, 2021 beginning at 3:30 pm the Activity Center/Virtually.

With there being no further business the meeting was adjourned at 5:15 PM.