

Civano I: Neighborhood I Association, Inc.
A Homeowners Association
Board of Directors Meeting
DRAFT MINUTES

Date: Tuesday, January 17, 2017
Time: 7:00 PM
Location: HOA Activity Center—10501 E Seven Generations Way, #109

I. CALL TO ORDER

The meeting was called to order 7:08 PM.
Motion by Andy to set the meeting time to end by 8:30 PM, 2nd, motion passed.

II. ESTABLISHMENT OF QUORUM

Board Members Present: Andy Delgado-Keller, Carolyn Finnell, Bob Small, Chris Shipley,
Sharon Fields, Les Shipley, Joan Tober
Board of Directors Absent: None
Member of Management Present: Sean Keegan, Cadden Community Mgt.
Minute Taker: Sean Keegan

III. Presidents's Report - No report.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

- November 15, 2016 regular Board meeting minutes
Ms. Tober also tendered written corrections to the September 20 Board minutes.
MOTION: To approve the November 15, 2016 Board meeting minutes with minor corrections
Motion Proposals: First: Andy Delgado-Keller; Second: Bob Small
Motion Results: Motion passed

V. TREASURER'S REPORT & APPROVAL

Account Balances as of December 31, 2016

Operating	\$
Reserve Fund	\$
Contingency	\$
Asset Imp.	\$

Chris stated that the financials were not available yet but the year end numbers were good for the association and the reserve contingency will be funded as usual.

MOTION: To accept the Treasurer's Report as submitted.

Motion Proposals: First: Joan Tober; Second: Bob Small
Motion Results: Motion Passed

VI. OPEN FORUM

1. Joan brought up an issue that took place during the Saturday Coffee, made a Motion to have the Board take over the Welcome Coffee one Saturday per month for newcomers to the community, Les 2nd the motion, discussion ensued, Motion failed. 1 yes 6 opposed

VII. NEW BUSINESS

1. **Appoint new DRC members: John Pulkkinen and Jim Booth.**

Motion to Appoint John Pulkkinen and Jim Booth to the DRC contingent upon letters of Representation being provided.

Motion Proposals: First: Bob Small Second: Chris Shipley

Discussion ensued, Motion Passes with one abstaining

2. **Appoint Carolyn Finnell as NEC Liaison and Affirm NEC members after attorney findings.**

MOTION: Appoint Carolyn Finnell as NEC Liaison

Motion Proposals: First: Andy Delgado-Keller; Second: Sharon Fields

Discussion ensued, Motion passed with one abstaining

Andy: Motion to affirm NEC members contingent on submission of Designated Representative letters ~ Sharon Fileds 2nd, discussion ensued, Motion Passed with one abstaining

3. **Determine the date for the Annual Meeting of Friday March 31.**

MOTION: To choose March 31 as the date for the Annual Meeting

Motion Proposals: First: Andy Delgado-Keller: Second: Bob Small

Motion Results: Motion Passed

4. **Clarify that all DRC submissions need to be turned in even if pre-approved:**

Motion: All DRC submissions need to be sent in even if pre-approved-

Motion Proposal: First: Andy Second: Sharon Fields

Discussion ensued, submissions are used and kept for historical reference, maybe a letter of intent is needed, decision was made to further look at the resolution and manual and defer until the next meeting.

5. **Approval of NEC Elections Handbook-**

Motion: To approve of the Elections Handbook-

Motion Proposal: First: Andy Second: Bob

Discussion ensued, Motion amended to approve with corrections needed, Motion Passes.

6. **Approval of gravel to be placed throughout neighborhood with approximate cost of \$25000**

Motion: Approve the gravel at a cost of \$25000 and add more sand to TOT Lot w/o additional cost.

Motion Proposal First: Bob Second: Andy

Discussion ensued, Motion passes with 2 abstaining

Additional Motion: Add up to 20 trees in community:

Motion Proposal: First: Bob Second: Sharon

Discussion ensued, Motion passes with 2 abstaining

VIII. OLD BUSINESS

1. Review of Amended Resolution 14-01 concerning recording minutes:attached

MOTION: To accept the Amended version of 14-01

Motion Proposals: First: Andy ; Second: Carolyn Finnell

Discussion ensued:

Motion result: Motion was amended to correct the word to "approval" of minutes. Motion passes

2. **Follow-up on letter from Shirley Scott's office-** Little discussion, letter attached.

IX. COMMITTEE REPORT/RECOMMENDATIONS -

- CCAA: Needs alternate appointed
- Events: Mark Levine needs 5 volunteers for the Easter Egg Hunt in April
- DRC business: None

X. MANAGER'S REPORT – Will be added

XI. NEXT SCHEDULED MEETING:

Regular Board Meeting – Tuesday, January 17, 2017 at 7:00 p.m.

XII. ADJOURNMENT There being no further business to discuss, the meeting was adjourned at 8:17 PM