



Civano I: Neighborhood I Association, Inc.

A Homeowners Association

Board of Directors Meeting Minutes

DATE: Tuesday, May 25, 2010
TIME: 7:00 PM
LOCATION: HOA Activity Center – 10501 E Seven Generations Way, #109

I. CALL TO ORDER

The Board of Directors meeting was called to order at 7:07 PM

II. ROLL CALL

Board present: Les Shipley, President
Ron Canady, Vice President
Mark Levine, Treasurer
Judyth Willis, Secretary
David Kronengold
Lee Rayburn
Chris Shipley (telephonically)

Absent: None

Management

Representatives: Cynthia Valencia, Cadden Community Management
John Price, Cadden Community Management

Minute Taker: Deborah M. Colon-Mateo, Cadden Community Management

Homeowners were present at the meeting.

III. QUORUM (4)

A quorum was present to conduct the Board of Directors meeting.

IV. PRESIDENT'S REPORT

- Chris Shipley is joining the Board of Directors meeting telephonically.
- Items "C" has been removed from the agenda because these items were Executive Session agenda items.

V. TREASURER'S REPORT

Mark Levine, the Treasurer, read his financial report to the membership present.

Operating – US Bank	\$48,044.45
Debit Balance – US Bank	\$1,000.00
Garden Balance – US Bank	\$8,736.99
Reserve Balance – US Bank	\$66,258.17
Reserve MM Balance – US Bank	\$89,116.46
Reserve MM Balance– Mutual of Omaha	\$52,786.16
Reserve MM Balance – Commerce Bank	\$52,526.30
Mutual of Omaha Bank 13M CD	\$34,379.99
BNC Bank 7M CD	\$47,435.08
Delinquent Assessments	\$35,162.47
Prepaid Assessments	\$39,184.97

- **Discussion:** This information will also be on the community website.

MOTION: To approve the April 2010 financials as submitted.

Motion

Proposals: First Mark Levine
 Second David Kronengold

Motion

Results: Passed unanimously.

VI. OPEN FORUM

- **Discussion:** Carol Anne McDougal (Lot #156) – Why has the flagpole lighting not been installed? The owner read aloud the motions from the May 5, 2009; August 25, and October 27, 2009 meetings.

“May 5, 2009 Board of Directors meeting: III. Board Business – D. Flag Pole Lighting – A request to install lighting on the flagpole on Lot #162 was made to the Board. Prices were obtained for electric and solar power. Also it was determined to replace the flag. Les Shipley offered to have Civano Nursery cost share the installation of the lighting with the Association, and also agreed to fund the cost of the first flag. **Motion:** To accept the cost sharing recommendation with Civano Nursery, with the Nursery paying 1/3 of lighting installation plus 1st flag purchase, and Civano HOA to pay 2/3 of lighting installation. Maintenance to pole and lighting would be assumed by the Association. Seconded, unanimously passed.”

“August 25, 2009 Board of Directors meeting: IV. Open Forum/Homeowner Input – Homeowner requested that the planned light for the flagpole be in place by the 10th anniversary celebrations. Mr. Shipley said the delay was because many homeowners felt the light should be solar and so far the bids are around \$5,000.00. This item is still under review.”

“October 27, 2009 Board of Directors meeting: VII. Action Items – F. Flag Pole Lighting – Board explored the idea of alternative lighting; other than solar. Board agrees to install 110-voltage power lighting with maximum cost of \$2,000.00. Civano Nursery to pay half of the total cost. **Motion:** To install lighting for the flagpole as proposed. Motion was seconded and unanimously passed.”

MOTION: To make every effort to obtain three (3) proposals prior to the June meeting, to review the proposals at the June 22, 2010 Board of Directors meeting; approve one (1) proposal and then install the flagpole lighting no later than the July 4th weekend.

Motion

Proposals: First Lee Rayburn
 Second Ron Canady

Motion

Results: Passed unanimously.

- **Discussion:** William M Brown (Lot #472) – Noise nuisance with safety concerns and animal nuisance – unattended barking and crying dogs. The Board of Directors was provided with letters from Mr. Brown for both issues. **Action Taken:** Manager sent out friendly letter.
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- **Discussion:** Joan Tober (Lot #170) asked that the Board of Directors review the newsletter prior to publishing the document. **Action Taken:** The Board of Directors concurred.
- **Discussion:** Ralph Terry asked that the Doucette properties be inspected and the management team follows through with letters. **Action Taken:** Management to contact Doucette by phone or letter.
- **Discussion:** Two (2) of the solar pool pumps were discussed.

MOTION: To approve the two (2) motors, that has already been replaced, to be paid for from the Replacement Reserve Fund.

Motion

Proposals: First Mark Levine
 Second Ron Canady

Motion

Results: Passed unanimously.

VII. MINUTES

Discussion: The minutes from the April 27, 2010 meeting were reviewed by the Board.

MOTION: To approve the April 27, 2010 Board of Directors minutes as submitted.

Motion

Proposals: First David Kronengold
 Second Judyth Willis

Motion

Results: Passed unanimously.

VIII. ACTION ITEMS

A. Update Report from Judyth Willis on playground and decomposed granite in common areas:

Discussion: Judyth Willis provided the Board of Directors and members present with an update regarding the playground and decomposed granite in the common areas. Proposals for playground equipment will be obtained and discussed at the June 22, 2010 meeting

MOTION: To amend the landscaping contract to include the replacement of the decomposed granite or other ground cover rock in the common areas on an annual basis. Additionally, three (3) proposals will be obtained for decomposed granite to be discussed at the June 22, 2010 meeting.

Motion

Proposals: First Judyth Willis
Second Lee Rayburn

AMENDED

MOTION: To amend the landscaping contract to include cyclical decomposed granite or other ground cover replacement.

Motion

Proposals: First Judyth Willis
Second Lee Rayburn

Motion

Results: Passed. Five (5) in favor and Les Shipley and Chris Shipley abstained.

B. Review and Approval Resolution for Design Review Committee processing and board appeal fee.

- **Discussion:** The Board reviewed and discussed a proposed resolution presented by Joan Tober (Lot #170) regarding establishing a fee structure for design reviews. It was noted that the Design Guideline Task Force had discussed establishing some kind of fee structure, and was favorable to doing so. It was noted that virtually all communities of Civano I's size had fees for design review. It was discussed that we should wait for recommendations on fee structure from the Design Guideline Task Force.

Alan J Boertjens (Lots #084, #085 and #087) ask that the fee structure come from the entire Task Force rather than from one (1) or two (2) members of said committee. There are administrative costs that will apply to the administration of this fee schedule. Additionally, there may also be legal costs that may occur.

MOTION: To recognize the need to establish a fee structure of some kind for design review.

Motion

Proposals: First Lee Rayburn
Second Ron Canady

Motion

Results: Passed unanimously.

MOTION: To schedule a working session meeting to be held on Tuesday, June 9, 2010 at 7:00 PM to discuss the fee schedule.

Motion

Proposals: First Lee Rayburn
Second Ron Canady

Motion

Results: Passed unanimously.

C. Garden Committee – Appoint new members to Garden Committee: Matt & Sherri Gillette, Suzanne Cipra, Sharlene Gillette.

Discussion: Discussion regarding the possible appointment of above committee members to the Garden Committee ensued. All of the members were thanked for their hard work on the committee.

MOTION: To appoint Matt and Sherri Gillette, Suzanne Cipra and Sharlene Gillette to the Garden Committee.

Motion

Proposals: First David Kronengold
Second Mark Levine

Motion

Results: Passed unanimously.

D. Reappointment of Committee Members and Assignment of Board Liaisons.

Discussion: General discussion regarding the reappointment of the Committee members. Past committee members were thanked for their hard work.

MOTION: To reappoint the committee members for the 2010-2011 calendar year as amended.

Committee members that were reappointed:

Design Review Committee

- Cathy Rex, Architect, Non Voting Member
- Caryl Clement
- Mark Francis, DRC/CC&R Liaison
- Richard Bates
- David Kronengold, Non-Voting DRC Member & Board Liaison

CC&R Compliance Committee

- Win Hallett CC&R Chair
- Mark Francis, DRC/CC&R Liaison
- Bob Small
- Chris Shipley/Non-voting Member & Board Liaison

Rotunda Committee

- Anita Reagan, Chair
- Dave Tuggle
- Tom Wagner
- Rich Shoffstall
- Larry Mardis
- Mark Levine, Non-voting member
- Judyth Willis, Non-voting member
- Ron Canady, Board Liaison

Amenities & Community Support (Events) Committee

- Suzanne Trevino, Chair
- Sylvia Edwards
- Sharlene Gillette
- Kim Sarff
- Jack Gilette
- Aidan Cipra
- Dylan McNerney

- Mark Levine, Board Liaison

Community Garden

- Sharlene Gillette, Chair
- Deirdre Calhoun
- Mike Adkins
- Ron Garvin
- Matt Gillette
- Sherri Gillette
- Suzanne Cipra

Responsible Pet Ownership

- Beth Morgan, Chair
- Win Hallett
- Phil Ogden
- Debra Summers
- Viviana Tornero
- Les Shipley, Board Liaison

Ad Hoc Dog Park Committee

- Deborah Brightstar
- Ann Edwards
- Nanette Beal
- Suzanne Trevino
- Sage Boyd
- Jeff Missap
- Bob Small

Nominating & Elections (N&E) Committee

- Jim Reagan, Chair
- Susan Call
- Mel Shipley
- Rich Shoffstall
- Judyth Willis, Board Member Representative

Motion

Proposals: First Lee Rayburn
 Second Judyth Willis

Motion

Results: Passed unanimously.

E. Design Review Committee Resolution.

Discussion: General discussion regarding the Design Review Committee resolution ensued. Lee Rayburn read aloud many possible modifications that he recommended to the committee.

NOTE: *David Kronengold left the Board of Directors meeting at 8:35 PM.*

MOTION: To accept the Design Review Committee Resolution as amended.

Motion

Proposals: First Lee Rayburn
Second Mark Levine

Motion

Results: Passed unanimously.

IX. NEXT BOARD MEETING

The next meeting is scheduled for Tuesday, June 22, 2010 at the HOA Activity Center – 10501 E Seven Generations Way #109 at 7:00 PM.

X. ADJOURNMENT

Discussion: The meeting was adjourned at 9:16 PM.

MOTION: To adjourn the Board of Directors meeting.

Motion

Proposals: First Les Shipley
Second Judyth Willis

Motion

Results: Passed unanimously.