



Civano I: Neighborhood I Association, Inc.

A Homeowners Association

Board of Directors Meeting Minutes

Approved

DATE: Tuesday, August 24, 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 7:02 PM

II. ROLL CALL

Board present: Lee Rayburn, President
Mark Levine, Treasurer
Judyth Willis, Secretary
David Kronengold
Les Shipley
Chris Shipley

Absent: Ron Canady, Vice President

Management

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

Minute Taker: Deborah Colon-Mateo

Homeowners were present at the meeting.

III. QUORUM (4)

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

IV. PRESIDENT'S REPORT

- The next Board work session will be held on the second Tuesday in September (September 14th).
- Board member Chris Shipley was welcomed back.

V. MINUTES

Discussion: The Board reviewed the minutes from the July 27, 2010 meeting.

MOTION: To approve the July 27, 2010 Board of Directors minutes as amended.

Motion

Proposals: First Lee Rayburn
 Second Mark Levine

Motion

Results: Passed unanimously.

Discussion: The Board reviewed the minutes from the Special Meeting held on July 28, 2010 meeting.

MOTION: To approve the July 28, 2010 Special Meeting of the Board of Directors minutes as amended.

Motion

Proposals: First Lee Rayburn
 Second David Kronengold

Motion

Results: Passed unanimously.

VI. TREASURER'S REPORT

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

Operating – US Bank	\$50,684.92
Debit Balance – US Bank	\$1,000.00
Garden Balance – US Bank	\$9,132.09
Replacement Reserve Balance – US Bank	\$68,390.42

Reserve MM Balance – US Bank	\$89,161.36
Reserve MM Balance– Mutual of Omaha	\$52,878.94
Reserve MM Balance – Commerce Bank	\$52,585.90
Mutual of Omaha Bank 13M CD	\$34,538.93
Asset Improvement Fund Balance – Mutual of Omaha	\$48,683.27
Delinquent Assessments	\$26,269.42
Prepaid Assessments	\$40,105.37
Unpaid Bills	\$0.00

- **Discussion:** The Treasurer’s report was made available to the membership present and will also be on the community website. If anyone would like to join the budget committee please see Mark Levine.

MOTION: To approve the July 2010 financials as submitted.

Motion

Proposals: First Mark Levine
 Second David Kronengold

Motion

Results: Passed unanimously.

VII. OPEN FORUM

- **Discussion: Q:** Joan Tober pointed out that the August Board meeting minutes regarding mediation were incorrect. **A:** The Management Team and Board of Directors are aware of the needed changes. **Action taken:** The minutes will be corrected.
- **Discussion: Q:** It was proposed that the Association publish a newsletter within a week or so of the meeting and post them on the bulletin boards. Additionally, that the Board of Directors limits each speaker to one time speaking until each member has had a chance to speak or ask questions. **A:** A summary (synopsis)of the meeting is posted on the website within a few days of each regular Board meeting. **Action taken:** The Management Team will continue to post on the website and the Board of Directors asked each member to address one item and allow others to speak before addressing additional items.

VIII. ACTION ITEMS: OLD BUSINESS

A. Review, discussion, and possible action regarding replacement of drinking fountain:

Discussion: The Rotunda Committee is continuing to work on this item.

Action taken: This item was tabled until the next meeting.

B. Review, discussion, and possible action regarding the pool maintenance contract.

Discussion: The Committee is continuing to work on this item.

Action taken: This item was tabled until the next meeting.

C. Review, discussion, and possible action regarding the three (3) proposals for the Rotunda HVAC.

Discussion: The Committee is continuing to work on this item.

Action taken: This item was tabled until the next meeting.

D. Review, discussion, and possible action regarding the playground workshop.

Discussion: General discussion ensued. Additional proposals will be obtained and presented at the September Board of Directors meeting.

Action taken: This item was tabled until the next meeting.

E. Review, discussion, and possible action regarding the Design Guideline review group.

Discussion: General discussion ensued.

Action taken: This item was tabled until the next meeting.

IX. ACTION ITEMS: NEW BUSINESS

A. Review, discussion, and possible action regarding the action in lieu regarding the replacement of Fallen Cactus on Thundersky:

Discussion: An Action in Lieu was provided to the Board of Directors for their signature, however not all board members signed. Les Shipley provided a summary of the replacement and relocation of the cactus.

MOTION: To approve the replacement of the saguaro on South Thunder Sky Way. Civano Nursery to move the 30-foot Saguaro on Houghton Road on the south side of Seven Generations Way and reinstall it in the circle. The size is perfect and would continue the tradition of a saguaro as a focal point in that planter. The cost of this work is \$1,100.00.

Motion

Proposals: First Lee Rayburn
Second David Kronengold

Motion

Results: Passed unanimously.

Action taken: To replace the saguaro on South Thunder Sky Way.

B. Review, discussion, and possible action regarding the approval solicitation of bids for road sealing per reserve schedule:

Discussion: General discussion ensued

Action taken: This item was tabled until the next meeting.

C. Review, discussion, and possible action regarding appointment of new members to Rotunda Committee: Manny Cabranes, Craig Geiger, and Ann Edwards.

Discussion: General discussion ensued.

MOTION: To approve the new members (Manny Cabranes, Craig Geiger, and Ann Edwards) to the Rotunda Committee.

Motion

Proposals: First Lee Rayburn
Second Judyth Willis

Motion

Results: Passed unanimously.

Action taken: Welcome the new members.

D. Review, discussion, and possible action regarding the acceptance of Larry Mardis' resignation from Rotunda Committee.

Discussion: General discussion ensued.

MOTION: To accept the resignation of Larry Mardis from the Rotunda Committee.

Motion

Proposals: First Lee Rayburn
Second Mark Levine

Motion

Results: Passed unanimously.

Action taken: Accept the resignation.

X. OTHER ITEMS

Letter from Karen Simms: "I would like to bring to the attention of the HOA Board of Directors a very significant safety issue in our neighborhood relating to pool safety. There is a continual problem with pool gates being propped open at the South Pool (usually with a rock) rendering the safety fencing useless (in violation of State, City, County safety codes and in violation of posted signs at pools). The same issue may be occurring at the North Pool but I don't visit that pool very often. In addition there have been instances (I believe since corrected) of the gates not self-closing (State and City code violation) due to some stress/damage to the gates. On August 1 2010, I emailed the HOA manager about the gates being left propped open (usually by a rock) and also that the gate did not seem to be self closing. I suggested the idea of a pool gate alarm such as they have at Mesquite Ranch pool, which sounds if the gate is left open. I was contacted and told a board member had done something to the gate so it would self-close again. However, the safety issue of gates being propped open was not addressed. Therefore, I am sending this more formal notification to raise the issue again.

So, the safety incident that prompted all this (a variation of which I posted on the Neighborhood website on August 1 to try to get residents to think about their actions):

Two children could have drowned today - On August 1, my daughter (age 8) and her friend (age 7) were splashing outside our home in puddles from the recent monsoons. (I should note that from our house, it is less than 5 minutes to get over to the grassy field and pool.) The girls followed the puddles over to the South park where the pool gate had been left propped fully open with a rock. According to the girls, two adult men were at the pool when they showed up. The girls told me that they decided to go swimming since they could get into the pool even though one of them was in street clothes and neither had towels. The men did not ask the children any questions at all such as "where are your parent(s)?" Meanwhile I was looking for them and calling for them. They eventually heard me and left the pool. After hearing their story, I went back over to the pool, which had been vacated by the men, but the pool gate was STILL PROPPED OPEN as before! I closed it. Luckily my daughter and her friend can swim, however as we all know children this age should never swim alone as accidents can happen and in less than a minute a child can drown. Just imagine the possible outcomes if they had slipped and fallen, got tangled in their street clothes, or could not swim at all or if other young children had gotten into the pool - as a mother I certainly can and it left me shaking! Multiple drownings could have occurred!

I think you and the Board are aware that this issue of leaving gates open is a huge liability for the HOA, but even more so could lead to the kind of tragedy, the death of a child or children, that no parent or neighborhood ever wants to endure. Yes, the children made poor decisions that day and yes, I take responsibility as well. Although we think we have taught our children pool safety and street safety, they don't always remember and can be impulsive. We have fenced pools with locked gates for a reason, for safety, just as we have speed limits in neighborhoods and by schools to protect children who might run out in the street without looking. When these safety features are ignored, tragedy can happen. Incidentally, I went back to the pool later in the day to post a safety reminder note and the gate was propped open again with several people swimming and I closed it again!

After reading this letter, I hope you can imagine my dismay, when I read the HOA newsletter today. Instead of a strong reminder to close pool gates, I see a short section on pool issues; including "no-one should be swimming in street clothes or unsupervised" I really did want to hit my head against the wall. The point seems to have been missed entirely!

Please consider this request to install pool gate alarms at both pools to minimize the chance of gates getting left open. We already have alarms at both pools if they are entered after 10pm. I understand that is to

prevent vandalism and disturbance, surely the lives of our children are even more important! There are other backup safety features that could be looked at as well, but in the short term, getting alarms and repeated reminders to residents about closing gates in the newsletter and at the pools would be a good start."

XI. NEXT BOARD MEETING

The next regular monthly meeting is scheduled for Tuesday, September 28, 2010 at the HOA Activity Center – 10501 E Seven Generations Way #109 at 7:00 PM.

XII. ADJOURNMENT

Discussion: Since there was no further business the meeting was adjourned at 7:28 PM.

MOTION: To adjourn the Board of Directors meeting.

Motion

Proposals: First Lee Rayburn
 Second Judyth Willis

Motion

Results: Passed unanimously.