

# UNAPPROVED DRAFT\*

## Civano 1 Neighborhood 1 Homeowners Association

### 2007 Annual Meeting Minutes

March 27, 2007  
7:00 PM

#### **I Call to Order 7:00**

The meeting was called to order at 7:03PM by the President Thais Young.

#### **II Establishment of Quorum**

Quorum was established.

#### **III Welcome and Introduction**

Ms. Young, Mr. Shipley, Ms. Lending, Mr. Luis and Mr. Misciagna introduced themselves to the members. Mr. Coache and Mr. Watson were unable to attend this meeting. Mr. Shipley thanked his fellow Board Members for their dedication and service to the HOA. Ms. Lending thanked the homeowners for being supportive of the Board.

#### **IV Officers Reports**

##### **A. President**

Ms. Young stated that the outlook for the Community looks good. The Association has come quite a distance since 2005. The next Board of Directors will be a more independent Board. Every month she writes an article for the newsletter where she notes things that have made Civano more of a Community. She recognized each Committee and Club throughout Civano that help bring the Community together. April 24<sup>th</sup> will be the next meeting for the new Board.

##### **B. Treasurer**

Mr. Luis reported that the Association has done well financially over the past year and a half. This is partly due to the fact that money was set aside for the rotunda in expectation of the Association taking it over, which has not occurred as of yet. He wishes to thank those that will be serving on the Board this year.

#### **V Questions and Answers (Open Forum)**

A homeowner asked if there is a printout of the Annual budget. Ms. Hamblin stated that it was mailed previously to all the homeowners, and was also posted on the website, after it was approved.

A homeowner stated that he lives on the main street and they have experienced some vandalism to their property. He feels that there are many unsupervised kids in the Community. He wanted to let the neighbors know that there are serious issues. He would like to get involved with the neighborhood watch.

A homeowner wanted to send sincere appreciation to Ms. Young for a job well done.

A homeowner requested an update on the transfer of the rotunda to the homeowners. Ms. Young replied that the City of Tucson requires that all the builders go through assurances which are in place to protect the Community. The City tells them that they cannot release the building until the Community is built out to a certain percentage. This percentage has not yet been met due to the lots owned by Doucette near the charter school and the 7 or 8 lots owned by private individuals that have not been developed. This does not include North Ridge. When the rotunda is turned over it will be inspected and approved before the HOA will accept it.

A focus group was formed after the Town Hall meeting. This group has been meeting since then and in a very short time they will have a presentation for the Board.

A homeowner asked who is responsible for completing the area between the rear walls and the road. These areas are missing decomposed granite and appear unfinished. This is an issue between the homeowners and Voyager Homes, the builder as the areas in question are not common areas and do not fall under the purview of the HOA.

## **VI Election Results Announced**

Ms. Lending asked Sean Purdy, Bill Herron, Lee Rayburn, George Luis and Les Shipley to stand and introduce themselves.

Ms. Lending would like to thank those that ran for the Board. The ballots were counted by tallied by the League of Women Voters of Greater Tucson.

Ms. Lending expressed appreciation for the Nominating and Elections Committee members and all of their hard work. Ms. Hamblin and Cadden Management were also very helpful.

There are 711 possible votes. A 15% turnout was needed. 213 ballots were cast.

The 2008 Board of Directors will be composed as follows: Paul Coache, Grisela Koeppen, Mark Levine, George Luis, Sean Purdy, Lee Rayburn, and Les Shipley.

## **VII Adjournment**

The meeting was adjourned at 7:45 PM.

**\*Homeowners will vote to approve these minutes at the March 2009 Annual Meeting**