

# Unapproved Draft Minutes\*

## Civano 1 Neighborhood 1 Homeowners Association

### 2008 Annual Meeting Minutes

March 25, 2008  
7:00 PM

**I Call to Order 7:00**

The meeting was called to order at 7:05PM by the President George Luis.

**II Establishment of Quorum**

The quorum requirement is 15% of the Membership. Out of 680 possible votes, 272 total votes were cast. Quorum has been established in order to conduct an official meeting.

**III Welcome and Introduction**

Mr. Luis, Mr. Shipley, Ms. Koeppen, Mr. Rayburn, Mr. Purdy, Mr. Speakes and Mr. Levine introduced themselves to the members present.

**IV President's Report**

Mr. Luis reported on the accomplishments for 2007. He stated that the Association is setting aside funds for renovations of the rotunda when it is deeded over to the HOA. The Board has been in contact with both Shirley Scott's and Gabrielle Giffords' offices to see if they could help expedite the transfer of ownership of the common areas and the rotunda. Mr. Purdy stated that the attorney for Fannie Mae has informed him of some of the hold ups. One of those issues is that the utilities at the Neighborhood Center are linked to the rotunda so efforts are being made to separate the rotunda from the rest of the center. Much of the other common areas, such as the south pool and the tot lot, are still not deeded over to the Association. The Board requested permission from Fannie Mae to install a shade structure over the tot lot last year and has still not received approval.

**V. Dog Park Ad Hoc Committee Announcement**

Ms. Deborah Brightstar reported that the proposed dog park will not cost \$75,000.00, which has been rumored. The Committee has done a lot of research on this project. They are now seriously considering the area near Serenity Park. The point of the project is to have a place where dog owners may gather together. They will be holding an informational meeting in the spring. Mr. Shipley asked if the area they are considering is one of the

common areas that have not yet been deeded over to the Association. This will need to be researched.

#### **VI. Questions and Answers (Open Forum)**

Mr. Purdy stated that tonight is his last night serving on the Board of Directors and was pleased to see so many people attend the Annual Meeting. He also thanked everyone for coming and for allowing him to serve on the Board this last year.

#### **VII. Election Results Announced**

Grisela Koeppen, Lee Rayburn, Les Shipley and Sean Purdy's terms had expired. There were four seats available on the Board of Directors. One seat for Mixed Use, one for Commercial/Retail use Properties and two from the single family properties. The ballot nominations are Lee Rayburn from Mixed Use, Les Shipley from Commercial/Retail Use, and Grisela Koeppen, Ron Peterson and Chris Shipley for the Single Family properties.

Mr. Mario Mastrosimone, Chair of the Nominating and Elections Committee stated that the ballots were counted the previous evening, with volunteer observers.

Mr. Mastrosimone announced the newly elected Board Members; Les Shipley, Lee Rayburn, Ron Petersen and Chris Shipley.

The new Board of Directors will be George Luis, Andrew Speakes, Mark Levine, Lee Rayburn, Les Shipley, Chris Shipley and Ron Peterson.

Ms. Koeppen was recognized for her hard work over the past year and thanked for her service to the community. She will continue to remain active on committees.

#### **VIII. Adjournment**

The meeting was adjourned at 7:22 PM.

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