

Civano I, Neighborhood I Homeowners Association
Regular Board Meeting Minutes -- Reconvened

Date: May 5, 2009
Time: 7:00 PM
Location: HOA Activity Center -10501 E Seven Generations Way, #101

I. CALL TO ORDER

The Association President, Les Shipley, called the meeting to order at 7:09 PM.

II. ROLL CALL

President: Les Shipley, Vice President: Ron Peterson, Treasurer: Mark Levine, Secretary: Judyth Willis and Directors: Chris Shipley, Rick Hanson Lee Rayburn. All members were present, establishing quorum.
Cadden Community Management: Lexi Hamblin. Minute taker: Aim'me Jenkins. John Price.

III. BOARD BUSINESS:

A. CADDEN MANAGEMENT CONTRACT

An extensive review was conducted, page by page, of the latest draft of the Management Contract. Many provisions were re-worded or clarified, and a revised version will be drafted for final review. Following this review Mr. Les Shipley was authorized to talk with Mike Cadden to resolve any outstanding issues.

Motion, seconded – unanimously passed.

B. EXTERNAL DROP BOX FOR HOA OFFICE

Suggestions for the installation of a drop box has been made, located directly outside the Activity Center where the HOA manager's office is located. Information and costs were provided as part of the Board packet. It was suggested by Chris Shipley to consider a type used by Civano Nursery.

Motion: To receive bids for safe to be installed/used as drop box, similar to the one being used by the Civano Nursery. Seconded --- Unanimously **PASSED**. However, Les Shipley asked the Board members to first personally inspect the box at the nursery to ensure its compatibility with the office area.

C. REPAIR AND MAINTENANCE OF FORMER HOA SPACES

It was confirmed that C1N1 has a contractual obligation to return the previous office space to its original condition, following its past and recent occupancy. Mr. Les Shipley provided costs incurred in this work and submitted them to the Board for consideration. Floorwork would be done by ROGO, and repainting was completed by Tartaglia for \$3,175.00.

Motion: To approve expenses up to \$4,000 for returning the prior premises to standard. Seconded -- 2 members recused, 4 voted in favor, 1 voted present. **MOTION PASSED**. (Les and Chris Shipley recused from this vote; Judyth Willis voted Present.)

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**.

Civano I, Neighborhood I Homeowners Association
Regular Board Meeting Minutes Reconvened

E. HOA REPRESENTATIVE FOR THE C1N1 CENTER ASSOCIATION

Motion: Rick Hanson to be appointed as representative, and Chris Shipley to solicit for permanent volunteers for site tours. Seconded --unanimously **PASSED**

VII. ADJOURNMENT

Motion: to adjourn the meeting @ 10:15pm. Seconded -- unanimously **PASSED**