



*Civano I: Neighborhood I Association, Inc.*

*A Homeowners Association*

*Board of Directors Meeting Minutes*

**APPROVED**

**DATE:** Tuesday, January 26, 2010

**TIME:** 7:00 PM

**LOCATION:** HOA Activity Center – 10501 E Seven Generations Way, #109

**I. CALL TO ORDER**

The Association President, Les Shipley, called the meeting to order at 7:05 PM

**II. ROLL CALL**

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

Absent: Ron Peterson, Vice President

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

Minute Taker: Deborah M. Colon-Mateo

Homeowners were presented

**III. QUORUM (4)**

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

**IV. OPEN FORUM**

General discussion ensued regarding a timed agenda. It was announced that Ron Peterson had submitted his resignation due to a recent injury. His resignation was accepted.

**V. TREASURER'S REPORT**

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

Operating - US Bank	\$15,750.00
Garden - US Bank	\$8,554.00
Reserve - US Bank	\$63,254.00
Money Market - US Bank	\$89,042.00
Money Market - Commerce Bank	\$52,428.00
Money Market - Mutual of Omaha Bank	\$52,578.00
12 Month CD - Mutual of Omaha Bank	\$33,919.44
7 Month CD - BNC Bank	\$53,915.00
Rotunda Reserve	\$119,000.00

**MOTION:** To approve the November 2009 financials as submitted. **Motion made by Mark Levine, seconded by Lee Rayburn and passed unanimously.**

**VI. MINUTES**

**MOTION:** To approve the November 24, 2009 Board of Directors minutes as amended. **Motion made by Judyth Willis, seconded by Mark Levine and passed unanimously.**

**VII. ACTION ITEMS**

**A. Board Candidates (Ronald Canady, Don Ingleston, David Kronengold, Mario Mastrosimone and Daniel Lambert):** The Board of Directors heard candidate's brief statements on their qualifications to fill one vacant Board position. Each candidate stated why he felt that they would be the best candidate to fill this position. Cynthia Valencia read aloud Daniel Lambert's statement and brief qualifications since he was not able to attend. Mr. Mastrosimone was not present

**VIII. ADJOURNMENT**

The Association President, Les Shipley, adjourned the meeting at 7:30 PM to discuss the candidates.

**IX. CALL TO ORDER**

The Association President, Les Shipley re-called the meeting to order at 7:39 PM.

The Board of Directors completed a written ballot to which Ronald Canady received the most votes. He was appointed to the Board of Directors to fill the one (1) vacancy - the unexpired term of Rick Hanson.

- B. Approval of CPA, Tax Preparation and Review:** The Board of Directors reviewed and discussed the approval of the CPA for tax preparation and review.

**MOTION:** To approve CPA Reginald Brooks to prepare the Association's 2009 income taxes and 2009 annual financial review. **Motion made by Mark Levine, seconded by Les Shipley and passed unanimously.**

- C. Approval of Action in Lieu:** The Board of Directors discussed that the recent Action in Lieu should be reflected in minutes - the recent replacement of office computer.

**MOTION:** To ratify the Action in Lieu for replacement of the office computer for a total not to exceed \$1,200.00. **Motion made by Judyth Willis, seconded by Mark Levine and passed unanimously.**

- D. Approval of new Rotunda Committee members:** The Board of Directors discussed the approval of Tom Wagner and Rich Shoffstall to the Rotunda Committee.

**MOTION:** To approve Tom Wagner and Rich Shoffstall for the Rotunda Committee. **Motion made by Lee Rayburn, seconded by Ronald Canady and passed unanimously.**

- E. Teen Night Funding:** Teen Night volunteers requested funding. General discussion ensued.

**MOTION:** To approve \$1,200.00 for teen night to be paid from operating miscellaneous account. **Motion made by Les Shipley, seconded by Judyth Willis and passed unanimously.**

- F. Review proposal from Santa Fe Diversified, LLC on kitchen relocation:** Board to review proposal on relocating kitchen in Rotunda.

**MOTION:** To table the discussion of the kitchen renovation until three (3) complete bids are obtained. **Motion made by Lee Rayburn, seconded by Judyth Willis and passed five (5) in favor and one (1), Ronald Canady opposed.**

- G. Decomposed Granite Replacement in Civano 1 Neighborhood 1:** The Board of Directors reviewed the proposal for the replacement of DG and plants in Civano 1 Neighborhood. Chris Shipley stated that the Civano Nursery proposal is good for a thirty (30) day period (deadline February 14, 2010).

**MOTION:** To table the discussion of decomposed granite replacement and shrubs until additional pricing information is obtained. **Motion made by Judyth Willis, seconded by Ronald Canady and passed unanimously.**

**H. Temporary Appointment of Vice President:**

**MOTION:** To appoint Lee Rayburn as the temporary Vice President. **Motion made by Judyth Willis, seconded by Ronald Canady and passed unanimously.**

**I. Appointment to the Design Guideline Review Committee Taskforce:**

**MOTION:** To appoint Les Shipley for Customs Homes and Jean Billock for Voyager taskforces. **Motion made by Lee Rayburn, seconded by Mark Levine and passed unanimously.**

**X. NEXT BOARD MEETING**

The next meeting is scheduled for Tuesday, February 23, 2010 at the HOA Activity Center - 10501 E Seven Generations Way #109 at 7:00 PM.

**XI. ADJOURNMENT**

The meeting was adjourned at 8:28 PM.

**Motion made by Les Shipley, seconded by Mark Levine and passed unanimously.**