

Civano I, Neighborhood I Homeowners Association
Board of Directors Meeting Minutes

Date: February 24, 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 7:07 PM.

II. ROLL CALL

President Les Shipley, Vice President Ron Peterson, Treasurer Mark Levine, Secretary Judyth Willis and Directors Chris Shipley, Lee Rayburn and Rick Hanson were present, establishing quorum.

III. OPEN FORUM

A. Request for Memorial Bench for Diana Watson donated by Steve Watson
Steve Watson spoke regarding Diana and how she had been on many committees and invested much of her spare time in the community. He presented the Board of Directors with photo samples of the type of benches available along with suggestions for its placement along a walking path. Mr. Rayburn stated that he thought it was a good way to carry on the "Pioneer" days of the community and commemorating the people involved then. Mr. Hanson mentioned that once an item is donated it would become the property of the Association. Jean Coache offered to provide a picture and article for the newsletter. Donations to Steve Watson to help with the cost of the bench are welcome.

MOTION: To authorize acceptance of the bench and put it before the DRC for approval.
Motion was seconded and passed unanimously.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION: To approve the minutes of the January 27, 2009 Board of Directors Meeting.
Motion was seconded and passed unanimously.

V. TREASURER'S REPORT

No financials were available at this time due to the Association's conversion to the modified accrual system by Cadden Management's Finance Department. Mr. Levine stated that there have been no major changes to report.

VI. BOARD BUSINESS

A. Annual Meeting and 2009 Election

Ms. Hamblin said the Meet the Candidates night would be on March 13, 2009. Preparation for the 2009 Election was underway.

B. Neighborhood Center Update

Mr. Les Shipley requested to speak about the Rotunda. He notified the Board of Directors and attendees of the meeting that the Shipley family had purchased the Neighborhood Center on February 20, 2009. He had a stipulation put into the purchase contract that, if sold, all units must be sold as one or a sale could not take place. He wants to rent the units to residents of Civano and is putting an ad in the Town Crier.

Mr. Shipley stated that as of February 24, 2009 at 3:30pm the Association acquired the recorded title to the Rotunda. He also went over some requirements for the Rotunda and suggested forming a committee to go over the Rotunda repairs. A decision regarding using the cooling tower or closing it down needs to be made. Mr. Levine stated that the association has approximately \$80,000 for renovations.

Mr. Hanson has 5 people interested in being on this committee.

Ms. Hamblin is to put insurance in place on February 25, 2009 for the Rotunda. The cost should be between \$800 and \$1000 per year.

C. Pool Alarms

Mr. Shipley gave the meeting attendees an explanation of the proposal received from Alarm Solutions. The proposal includes motion detectors, sirens, and keypads at both pools for \$1578.98. Monthly monitoring is optional at \$18.00 per month. Mr. Rayburn recommended we add the monitoring.

MOTION: To accept the contract with monitoring. Motion was seconded and passed unanimously.

D. HOA Vendor Contract Review

SK & A Janitorial - It has been decided to table the contract to get more information.

Cadden Community Management – Association fees have not been increased due to the employment of Maggie Roulier as assistant to Ms. Hamblin. Ms. Roulier's cost increased the contract. Visa and MasterCard payments are now available for HOA dues. There is an extra cost for Ms. Hamblin to attend extra meetings.

MOTION: To table the contract for further discussion. Motion was seconded and passed unanimously.

Landscape Contract – has been unchanged since 2006. Mr. Levine asked Mel Shipley if the trees were checked on a regular basis. Ms. Shipley stated they were constantly being checked. A resident asked if the crews could wait until 8:00am to start work due to the noise made by their equipment. Mr. Les Shipley stated that they start street sweeping at 7:30am so they can get the full use of the rental time.

MOTION: To accept the contract for another year recognizing the 30 day cancellation option. Motion was seconded and passed with 5 for and Mr. Les Shipley and Mr. Chris Shipley abstaining.

Carolyn Goldschmidt Contract- this is actually a retention fee. Rates have been raised and been approved by prior Board of Director's but no documents have been signed since January 2002.

MOTION: To recommend approval subject to new rate sheet. Motion was seconded and passed unanimously.

MOTION: To review all contracts for action in October. Motion was seconded and passed unanimously.

VII. REPORTS

A. Committee Reports

1. CC&R Committee-No report, one vacancy. Mr. Hanson wants to refer the issue of a survey for parking in driveways but not as a resolution.

MOTION: Recognizing that Board of Directors has previously approved parking on driveways, to investigate with the CC& R Committee ways to formalize this previous approval. Motion was seconded and passed unanimously.

2. DRC – Mini Town Hall Meeting

Twenty-two people attended with many good ideas. The DRC will be refining policies in the future. A homeowner asked why decisions on the applications take so long. Ms. Hamblin informed the homeowner that decisions were on an individual basis and sometime required more information or changes.

MOTION: To have the Board of Directors meet with the DRC for the Quarterly Meeting. Motion was seconded and passed unanimously.

3. Events Committee-

The Valentine Party was a great success. There were many homeowners in attendance and lots of wonderful food. The Events committee meeting will be meeting at 4:00pm on March 7, 2009 to discuss the 10th Anniversary Event.

4. Garden Committee-no report.

5. Responsible Pet Ownership Committee-no report

6. Nominating and Elections Committee-no report

B. Landscaping Report-

Homeowners with trees and shrubs removed or missing should call the HOA office with the location. The Office is calling Civano Nursery with the locations and keeping a list.

A homeowner inquired as to what was happening regarding front yard landscaping not being done on the Voyager properties and was told the Homeowners Association is not responsible for Voyager landscaping.

C. Neighborhood Association-

Bob Small said three damaged bulletin boards had been repaired. The bulletin boards for Northridge would be \$100.00 each.

MOTION: To approve \$300.00 for construction and placement of the 3 bulletin boards. Motion was seconded and passed 6 for and Lee Rayburn abstaining.

D. Manager's Report-

The Pools are being worked on to make them compliant with new drain law and will be opened as soon as the work is complete.

The preparation of the Rotunda for occupation will begin as soon as Ms. Hamblin receives the keys.

The tennis court gate malfunction was investigated and the gate is functioning properly.

The trees touching the activity center need to be trimmed to stop the ringtail cat from getting inside.

The Board has decided to table the discussion of the "Civano Decision and Motions Made - Resolved or Not?" report submitted by Mr. Peterson until April.

**VIII. SET NEXT BOARD MEETING-The Annual Meeting will be on March 31,2009
At 7:00pm. in the Rotunda**

IX. ADJOURNMENT

MOTION: To adjourn meeting at 9:15pm. Motion was seconded and passed unanimously.