

Civano I, Neighborhood I Homeowners Association
Meeting Minutes

APPROVED

Date: May 26, 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, Treasurer: Mark Levine, and Directors: Chris Shipley, Rick Hanson Lee Rayburn. All members were present, establishing quorum.

Absent: Secretary: Judyth Willis, Vice President: Ron Peterson

Cadden Community Management: John Price. Minute taker: Norene Hain

III. ATTORNEY CAROLYN GOLDSCHMIDT:

- Ms. Goldschmidt addressed the meeting on regarding Resolution #05-03. She explained the protocol of enforcing the CC&Rs, at the same time complying with the provisions of the Planned Community Act. She presented a draft revised resolution which she acknowledged may be used as a base for a finalized process shortly.
- She noted that the Civano enforcement resolution stipulated that the manager does the site inspections, then noted that the same committee doing inspections and conducting hearings would not be a desirable situation.
- When discussing the wording and content of violation letters Goldschmidt concurred that a first “friendly reminder” letter is entirely acceptable, but subsequent letters must follow the provisions of the statute to be actionable by the Association.
- Goldschmidt was asked if lawmakers might soon adjust statutes to make CC&R amendments easier -- with the response that the CC&Rs can be amended upon 75% approval of all lots, which might be a difficult task, but that any action from the legislature this year is highly unlikely.
- The DRC Committee Chairperson asked if the committee can follow up on an approved modification by letter after a period of time to see if the work has been completed, and could a completion date be set at the time of approval. Ms. Goldschmidt confirmed this strategy as acceptable and appropriate. Since the DRC Committee does not conduct Hearings they can review the completion of changes and report to the Board or work with the homeowner as appropriate outside of any violation process.
- A homeowner asked if a homeowner could request a meeting with the Board regarding a CC&R violation. Goldschmidt confirmed this was possible.
- Mr. Shipley thanked Ms. Goldschmidt for attending the meeting and addressing all concerns presented.

IV. PRESIDENT'S STATEMENT.

Mr. Shipley handed out a “Nine Step Solution” for review. This was a recommendation process for enforcing CC&R violations, and included copies of appropriate letters to replace the present letters. This “Nine Step Solution” will be reviewed and a future upcoming meeting. The Board thanked Mr. Shipley for the time he took to work on this solution.

V. OPEN FORUM/ HOMEOWNER INPUT

A request was made to hold a 4-6 weeks program at the north pool to train infants and young children in the art of survival swimming. This was approved last year. It will not prevent other residents from using the pool. The classes would be for 1-2 hours per day 5 days a week for 6 weeks. **Motion to approve, seconded -- unanimously passed.**

VI APPROVE MINUTES

Approval of Minutes for April 28, 2009 and May 5, 2009 – with two corrections

Motion to approve as amended, seconded -- unanimously passed.

VII TREASURER'S REPORT -- A report was made by Board Treasurer Mark Levine

VIII ACTION ITEMS

A. Management Company Contract.

A finalized copy of the contract was attached for review. President Shipley thanked everyone who worked on the contract. **Motion to approve, seconded -- unanimously passed.**

B. CC&R's Process

The Board member Rick Hanson recommended that a meeting be conducted with the DRC and CC&R Committees on June 2, 2009 to jointly review the CC&R process. Homeowners will be able to attend to give their input. John Price suggested the meeting be a Special Meeting not a working meeting in the event the Board might be disposed to make any decision at that meeting. The Board agreed. It was confirmed to hold the meeting on June 2, 2009 at 7:00 PM.

Motion to approve, seconded -- unanimously passed.

C. Approve Golf Cart Repairs.

It was recommended to repair the golf cart so it can be used for eventual site tours. One bid has been obtained for \$1955.85. It was felt a second bid should be obtained.

Motion to approve seeking a second bid, seconded -- unanimously passed.

D. Sidewalk installation at Richard Ashley Circle

The completion of the sidewalk was confirmed, as authorized at a prior meeting. Some landscaping will be needed in the future. Bills to Baruch and DC Concrete were presented for payment. Baruch - \$402.25; Southeast Concrete \$1,235.10.

It was felt some of the signs around the community need to be repainted. After some discussion a spending limit was put in place for this sign work.

Motion - to spend up to \$300 to upgrade four signs at the entrance to the association.

Motion to approve, seconded -- unanimously passed.

RESERVE STUDY

Mr. Hanson recommended that the Association solicit bids to conduct a reserve study. Mr. Price suggested that this might be budgeted for 2010 – an option. The Board preferred to obtain bids now and evaluate the cost for this year when received. Motion – to approve management to solicit bids for a Reserve Study. **Motion to approve, seconded -- unanimously passed.**

VIII. REPORTS

A. Committee Reports

1. CC&R Committee

No report at this time.

B. DRC Committee

A list of ARC approvals has been put together, that require confirmation of completion. The Committee would like the manager to send out letters to these homeowners asking if their approved work has been completed. A copy of the draft letter was provided. Attorney Goldschmidt had earlier acknowledged this as acceptable. **Motion to approve, seconded -- unanimously passed.**

C. Event Committee

No report at this time.

D. Garden Committee

No report at this time.

E. Responsible Pet Ownership Committee

No report at this time.

F. Nomination and Election Committee

No report at this time.

G. Rotunda Committee – Cool Tower

A bid for the work was attached but the Board decided to table this item.

H. Landscaping

Street sweeping will start soon after the tree trimming has been completed to clear the tree debris from the streets. This should take about 4-5 days.

There are some concerns about the saguaro cactus at the north side of the community. It is not looking very healthy. It will be evaluated.

I. Neighborhood Association

No report at this time.

J. Manager's Report

A brief written report was submitted. In addition – 1) the solar panel for the pool heater is defective and is scheduled for replacement the week of June 1 (under warranty); 2) association insurance bids will be on the next Board agenda (policy renews 7/15/09); 3) The electronic gate lock on the north pool has been replaced.

The south pool cover was questioned as to its condition. Mr. Price will review this and report back to the Board.

The Board thanked Mr. Price for his work.

VII. ADJOURNMENT

The next meeting will be held on Tuesday July 7, 2009 at the Activity Center.

Meeting adjourned at 9:15pm.