

APPROVED

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

**Date:** October 27, 2009  
**Time:** 7:00 PM  
**Location:** HOA Activity Center -10501 E Seven Generations Way, #109

**I. CALL TO ORDER**

The Association Vice President, Ron Peterson, called the meeting to order at 7:02 PM.

**II. ROLL CALL**

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

**Absent:** President: Les Shipley

**Cadden Community Management:** Cynthia Valencia. John Price

Minute taker: Aim'me Jenkins

**III. PRESIDENT REPORT**

**There was nothing to report at this time**

**IV. OPEN FORUM**

A resident felt that the problem of rats in the pool area warrants action **MOTION:** HOA Manager to collect bids for screen surrounding pool, located at the bottom of the current **fence**. Motion was 2<sup>nd</sup> and unanimously **PASSED**.

The Board acknowledges that it had earlier pledged to convene a public meeting regarding resident requests for a pre-teen playground. It resolved to schedule a town hall meeting in the month of December.

The Civano Neighborhood Association requested to install a display case in the Rotunda for Civano merchandise to be sold.

**MOTION:** to allow Civano Neighborhood Association to purchase and place display case in the Rotunda. on the contingency that all inventory be recorded with the insurance company. Motion 2<sup>nd</sup> and Unanimously **PASSED**

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**Regular Board Meeting Minutes Reconvened**

V. **APPROVAL OF PREVIOUS MEETING MINUTES**

The September 22, 2009 Regular board meeting minutes for approval.

**MOTION:** to approve the 9/22/09 minutes with one correction. Unanimously **PASSED**

VI. **TREASURER'S REPORT**

Read by Mark Levine. He indicated that an Open budget meeting will be held on November 17<sup>th</sup>, 2009. **MOTION:** to approve treasurer's report. Motion was 2<sup>nd</sup> and unanimously **PASSED**.

VII. **ACTION ITEMS**

**A. Pack Rats**

Civano landscaping has been temporarily maintaining pack rat issue in common areas on a sporadic basis. Quotes obtained indicated that isolated treatment can be expensive. The manager was directed to include a full article on pack rats in the next newsletter regarding proper care of front areas and maintaining pack rat problems on property.

**B. Vandalism of light fixtures**

Recent vandalism to 15 street light fixtures along Nightbloom was discussed. A homeowner stepped forward and offered to install some test fixtures in place of the prior fixtures. The Board consented.

**MOTION:** To install lighting as presented by the homeowner, as a test for 1 month. The expense of the test will be reimbursed to the homeowner. Motion was 2<sup>nd</sup> and Unanimously **PASSED**

A homeowner suggested community involvement by getting local committees and schools aware of situation and offering a reward for any one that may know of who has been breaking the street lights in Civano. **MOTION:** Manager to contact local school principals to offer a reward to any and all people who may have information on the current vandalism situation at Civano. Motion was 2<sup>nd</sup> and unanimously **PASSED**.

**C. DRC Architect/Consultant position**

Tabled discussion until November 17, 2009 budget meeting. Lee Rayburn voted against tabling.

**D. Task Force Committee**

Tabled discussion until November 17, 2009 budget meeting

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**E. Civano 10<sup>th</sup> Anniversary**

List of Volunteers for this celebration was submitted for the minutes. Thanks were expressed for all those persons who help make the 10<sup>th</sup> anniversary successful!

**MOTION:** to attach the list of honorees to the minutes. Motion 2<sup>nd</sup> and Unanimously **PASSED**

**F. Flag Pole lighting.**

Board explored the idea of alternative lighting other than solar. Board agrees to install 110 voltage power lighting with maximum cost of \$2000.00. Civano-Shipley to pay half of the total cost.

**MOTION:** to install lighting for the flag pole as proposed. Motion was 2<sup>nd</sup> and unanimously **PASSED**

**G. Open Position on the Board of Directors**

Mr. Rick Hanson announced his resignation from the Board in the near future.

**H. Appoint new members to the Rotunda Steering Committee.**

Rick Hanson announces appointment of new Rotunda Steering Committee members as Anita Reagan and Dave Tuggle

**MOTION:** To appoint the following persons to the Rotunda Steering Committee: Anita Reagan and Dave Tuggle. Motion was 2<sup>nd</sup> and unanimously **PASSED**

**VIII. REPORTS**

**A. Committee Reports**

Homeowner request that the reports be read before other community business. **MOTION:** to restructure the agenda to have Committee and Organization Reports read after the Treasurer's report, and to require minutes and Committee reports submitted for inclusion in the Board packet 7 days prior to next board meeting. Motion 2<sup>nd</sup> and unanimously **PASSED**

**1. CC&R committee**

The Committee requested a report each month that summarizes the number of observed violations in the community. **MOTION:** For management to create a report for the Board that summarizes observed violations and occurrences each month, and to be provided in each Board packet in the association. Specific lot identification will not be shown. Motion was 2<sup>nd</sup> and unanimously **PASSED.**

**2. DRC Committee**

No report

**3. Events Committee**

The Events Committee Chairperson reported that the 10<sup>th</sup> anniversary went very well. The committee is currently looking forward to the Xmas party potluck. Volunteers are needed. The Committee requested \$1000.00 for Xmas party necessities. **MOTION:** to approve provide funding an amount not to exceed \$1500.00 for the preparation of the Civano Xmas party. Motion was 2<sup>nd</sup> and unanimously **PASSED.**

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**4. Garden Committee**

No report

**5. Responsible Pet Ownership Committee**

No report

**6. Nomination and Election Committee**

The following members were proposed to serve on the Nomination and Election Committee: Judyth Willis, Richard Shoffstall, Susan Call, Jim Reagan, Mel Shipley. **MOTION:** to accept these committee members. Motion 2<sup>nd</sup> and unanimously **PASSED**.

**7. Rotunda Steering Committee**

Rick Hanson gave an update report on the Committee's recent activities. There is much work in progress. **MOTION:** to earmark the amount of Rotunda funds allocated within the current reserve fund as \$118,000. Motion 2<sup>nd</sup> and unanimously **PASSED**

**B. Landscaping**

A verbal report was given by Chris Shipley

**C. Neighborhood Association Report**

No report

**D. Dog Park Report**

No report

**E. Manager's Report**

Read by Cynthia Valencia

**IX. ADJOURNMENT**

**Motion:** to adjourn the meeting @ 10:00pm seconded and unanimously **PASSED**

**NEXT REGULAR BOAD MEETING - November 24, 2009 @ 7:00 pm**

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The following is a suggested list of recipients for a plaque recognizing participation in the critical first years of Civano's formation and building.

This is NOT meant to be a definitive list of people who have contributed to Civano in important ways. Since this is the 10<sup>th</sup> anniversary of the dedication of the Community, this list notes people who in the 18 months prior to, and 12 months or so after, that dedication made critical contributions to Civano's development. This is also a list of people who went beyond (sometimes far beyond!) what they were required to do, to do what was need to be done to make sure Civano moved forward. At times doing so was done at some risk to themselves.

Kevin Kelly (Founder)

David Case (Founder)

David Butterfield (Original Developer)

Wayne Moody (Posthumously: one the original advocates for Civano, co-author of its master plan, author of the Specific Plan, co-author of original IMPACT Standards.

Larry Lamy (Financial officer for Case and Kelly: kept the project financially on an even keel in the most difficult of circumstances)

Steve Bell (With Bank One: help hold together complex financing for project)

Mary L'Esperance (first put together sales and marketing program and staff)

John Laswick (COT)

John Jones (COT)

Roger Schneider (formerly with COT: instrumental in getting entitlements and zoning)

Stefanos Polyzoides (Master Plan, Neighborhood Center, home designs)

Lee Rayburn (Entitlements, COT relations, ensuring project continuity, ensuring FM financed Civano School, etc.)

Engineer at MMLA whose name I can no longer remember: Tom Lodge?

Joan Tober (sold more homes in early years than anyone else; revamped on site sales program; instrumental in raising general real estate broker awareness of Civano)

Deirdre Calhoun (Essential in making the Community Garden and Parks realities; First Volunteer)

Pam Bateman (Essential in making the Civano School a reality)

Tom Doucette (original builder)

Ted Bednar (original builder)

Karol George (original builder)

Gale Marsland (original builder)

The Shipley Family (for their exemplary work on creating a standard of landscape reclamation and management)

Shirley Scott (her political support was simply critical)

George Miller (ditto)

Luis Gutierrez (ditto)

Paul Rollins (First Chair of Civano Advisory Council, Civano Pioneer)

Scott Calhoun (First Vice-Chair of Civano Advisory Council, Civano Pioneer)

Karen Simms (Chair, Parks and Gardens Committee under the CAC)

Rick Ashley (Construction Manager)

Al Nichols (Godfather of the whatever they're called – energy standards)

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