

Centennial Valley Neighborhood Association

Board Meeting April 18, 2005, 6:00 PM Centennial Valley Country Club

Board Members Present: Lynn Tanguay, Paula Townsend, Randy Pierce, Jeff Oscar, Chris Thornton and Ashley Ellis

Special Guest: Hal Crafton

Lynn Tanguay discussed future development of Centennial Valley Neighborhood with Hal Crafton. Mr. Crafton stated that all new constructions would be 3,000 sq ft minimum homes (with the exception of a few lots situated close to power lines which will be 2,400 sq ft minimum). He stated also there would be no multi-family homes among the new constructions. Lynn also questioned the possibility of future development or zoning change of the golf course. Mr. Crafton replied golf course would not be rezoned and would not be developed. Lynn also discussed the maintenance of the entrances. Mr. Crafton noted that he would supply the brick and iron gate for the third gate and the neighborhood would be responsible for the landscaping, lighting and sprinkler system for the entrance. Mr. Crafton assured the board that he would be consistent with the light posts and upgraded street signs, etc...throughout the new neighborhood constructions.

Lynn Tanguay passed out meeting agenda.

Paula Townsend distributed the budget. She noted liens on the Norwine's and Reed's will be filed. Lynn Tanguay noted she would sign and get notarized and Paula noted she would file liens.

Lynn Tanguay discussed security cameras. She noted Bill Dosier had collected three weeks worth of footage, She also noted the need for better lighting on Irby and the need for signage for the security cameras.

Paula Townsend discussed the issue of upgrading the street signs. She noted she contacted Conway Lighting and they would get back to her with totals. Lynn noted the need to look at both plaque and posts for security signs and the need for three signs for each gate. Randy Pierce questioned the need for signage for cameras. Lynn responded it is a privacy/liability issue.

Lynn Tanguay discussed Irby Drive and Bay Hill Pass renaming issue. Lynn noted the issue was on the City Council agenda on the 26th. She noted board should approve and vote should pass.

Chris Thornton discussed speed humps. Chris noted preliminary markings on street. Randy Pierce questioned the markings placed near drainage holes. Chris noted he would consult Ronnie Hall concerning speed hump placements.

Lynn Tanguay discussed the need for a Long Range Planning Committee. She noted the need for one board member to head committee with interested neighbors serving in the group. The committee would discuss and research ideas and projects to continually improve neighborhood. Lynn noted the board would continue to discuss new committee and vote on next month.

Lynn Tanguay discussed the ACC. She distributed copies of McBride's new house plans (Lot #38). Lynn made motion to accept plans. Jeff Oscar seconded. Motion passed. Lynn noted she would send letter to the McBrides. Lynn discussed establishing ACC guidelines. She proposed an application to be filled out by the homeowner. She noted the need for uniformity among all homeowners in what they need to submit. Jeff Oscar suggested calling the document something other than an "application" and he also suggested including the document with dues.

No additional discussion.

Meeting adjourned at 7:30 PM.