

Centennial Valley Neighborhood Association

Additional Board Meeting February 7, 2005, 6:30 PM Centennial Valley Country Club

Board Members Present: Lynn Tanguay, Ginny Bell, Randy Pierce, Chris Thornton, Veronica Smith

Special Guest: Bill Doshier

Lynn Tanguay called meeting to order and discussed purpose of meeting was for approval of the Deere's home construction and to discuss the Architectural Control Committee's purpose and standards.

Lynn Tanguay asked Bill Doshier to explain to the group what the ACC had done in the past. Bill explained that the previous ACC included himself, Lee Smith, and Bill Johnson. When presented with new construction plans, they compared it to the covenants with 2 out of 3 votes needed to approval.

Lynn Tanguay stated that Phase III construction is now under the ACC control as of January 1, 2005. She stated we needed to look at the current guidelines and create a more standardized way of evaluating plans which are reviewed by the ACC. A timeline is also needed so the ACC has time to review plans and the property owners know when plans will need to be submitted. Lynn Tanguay stated that after her conversations with Bill Doshier, Lee Smith, and Hal Crafton, the ACC should approve plans based on the objective points laid out in the covenants and try to take as much of the subjective process out of the decision making. Chris Thornton stated that if we were do only look at the objective parameters, there is no need for the ACC and we have a duty to the neighborhood to look at all areas of construction so that new homes are built to the standards of the rest of the neighborhood. Veronica Smith and Randy Pierce agreed with Chris that the ACC should look at not only the standards outlined in the covenants but other building issues.

After some discussion, the Board decided to look at the Deere's home plans. The plans met all standards as outlined in the covenants. They are planning on building a pool and a "retaining wall" around the pool to offer some privacy from the golf course. The Board decided they needed more information on the pool and wall construction and that the Deere's should submit a plan to the ACC 60 days prior to construction for approval. Lynn Tanguay will be sending a letter to the Deere's which will outline the need for the pool plans and the approval for their home construction.

Chris Thornton then presented his outline for each area which will be analyzed by the ACC for new home construction. A checklist will be developed and all lot owners will be given the guidelines needed by the ACC to approve construction. Further discussion included submission of landscaping plans. A decision will need to be made regarding what type of landscaping will require approval. All agreed we needed to think about and study this area further.

It was noted that the Board will still meet on February 21st for their regular meeting.

Meeting adjourned at 7:50 PM.