

Centennial Valley Neighborhood Association

**Board Meeting
May 19, 2005, 6:30 pm
Centennial Valley Country Club**

Board Members Present: Lynn Tanguay, Paula Townsend, Jeff Oscar, Chris Thornton, Veronica Smith, Trevor Seifert and Ashley Ellis

Special Guest: Leann McEowen

Lynn Tanguay opened meeting and distributed meeting agenda and various papers and pictures pertaining to the ACC. Board members reviewed April minutes and Lynn made a motion to approve those minutes. Chris Thornton seconded. Motion passed.

Veronica Smith gave the treasurer report. She noted \$28,600 collected. She also noted CPA was five additional dollars than budgeted. Lynn questioned how much the Sunshine Committee had spent. Veronica responded that invoices were still out, but she guessed no more than \$100. Veronica also noted that everything has been paid that she has received concerning the security system not including the third gate. Veronica stated only outstanding payments were Mr. Reed's and the Norwine's and second liens have been filed on those. She noted new Fairways lots have not been added or billed dues yet until a certain capacity in that area has been filled—will bill next fiscal year. Lynn Tanguay noted that Hal has made owners of the Fairways lots that they will be a part of Neighborhood Association and will be expected to pay dues.

Chris Thornton discussed speed hump issue. He noted that Mike Moix, himself and Ronnie Hall chose location for humps. Trevor questioned if the street had to be painted leading up to the humps and noted there was concern about the white lines painted in front of homes. Chris noted that the street will be painted as far as he knew but would contact Ronnie about possible leaving off the paint or painting as minimal as possible. Leann McEowen suggested placing another hump between her home and the Hoover's to additionally slow down traffic in that area. Chris suggested she paint the location of the hump and he would ask city to put in the additional hump as marked. Leann also noted incidents of drag racing down BayHill Drive. The offenders were named and Jeff Oscar volunteered to discuss the matter with the parents of the racers.

Paula Townsend discussed the issue of upgraded street signs. She questioned the board concerning how elaborate the signage for the security cameras needed to be. She noted signs attached to another sign would cost around \$40 and signs attached to brick would be approximately \$30-60. Jeff Oscar made a motion to attach security sign to existing stop sign. Veronica Smith seconded. Motion passed.

Ashley Ellis discussed Neighborhood Garage Sale signs. She presented board with three options for the signs. The board decided to purchase the 24"x36" corrugated real estate sign, white with red letters, printed on both sides. Ashley noted the cost of the signs to be \$25 (1 color one side) plus \$30 for stakes in frame. She noted she would find out about extra cost to print on both sides and proceed to order the signs from Penny Pincher Printing. Lynn Tanguay noted she would also send out a reminder flyer about the garage sale.

Lynn Tanguay discussed the Landscape Committee. She noted she had asked Laura Simpson to head the committee. Veronica noted

she had spoken to Ramsey Lawncare who told her three sprinkler heads were broken in BayHill entrance. She noted she had tried to reach D&S concerning this issue. Lynn noted the need to get the landscaping streamlined and the need to have one person in charge to contact.

Lynn Tanguay discussed the ACC issue. She noted that in most homeowners associations the ACC is separate from the board. She suggested a five person committee that would choose their meeting time once a month. Veronica Smith suggested the President of the board be an automatic member off the ACC. Lynn agreed and suggested the Vice-President should also serve. Ashley Ellis made a motion that the ACC would consist of the President and Vice-President of the Homeowner's Association plus three other homeowners with a minimum of five members on the ACC. Chris Thornton seconded. Motion passed. Lynn noted the ACC would set up guidelines with the board's approval. Lynn discussed the Kell's home addition. She noted the Kell's stated they were unaware they needed permission for the addition. Lynn stated that as far as the covenant restrictions the Kell's were fine. She noted the options in this situation were to have the Kell's remove addition, modify it or approve the addition. Lynn made a motion to approve the Kell's addition. Paula Townsend seconded. Motion passed. Lynn also discussed the Kell's plans to extend patio in their backyard. Trevor Seifert volunteered to ask for documents from the Kell's stating exactly what would be done. Chris Thornton suggested letting the Kell's use the existing ACC approval form so they can submit and proceed with plans if approved. Jeff Oscar noted the form should be modified by the ACC when committee is formed. Lynn Tanguay noted once the ACC is established, everyone will receive copy of the form. Veronica Smith suggested sending the form certified mail. Jeff Oscar suggested mentioning ACC in newsletter to begin to educate neighbors on issue. Lynn discussed Sonya Stephens's detached garage. She noted detached garage had previously been approved

by board, however Sonya has noted that builders had said would look better attached. Lynn noted that Sonya questioned if she could have attached room with different doors (not garage doors). Chris Thornton noted the need to see some sort of visual of the type of doors she had in mind. Veronica Smith noted she would not be in favor to approve the plans as drawn. Lynn noted there was nothing in covenants concerning the types of garage doors. She stated she would inform Sonya Stephens to resubmit request with actual pictures of what she was wanting.

Lynn Tanguay asked for additional discussion. She noted Randy Pierce was looking into website for neighborhood. Trevor Seifert mentioned the possibility of using Jay Guinn at Computer Works (TC Works). Jeff Oscar asked about using Conway Corp. Lynn noted they would host but not design. Lynn also noted that Dena Oscar will be updating the directory. No other business was noted.

Meeting adjourned at 8:05 pm.