

# *Centennial Valley Neighborhood Association*

## **Board Meeting March 21, 2005, 6:30 PM Centennial Valley Country Club**

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

Special Guest: Terry Sossong

Lynn Tanguay called meeting to order. Minutes from the February meeting were read by Paula Townsend and approved.

Veronica Smith gave a Treasurer's report stating that our taxes have been filed and we have collected 94% of association dues. Two homes currently have liens on them and will probably need to have the same done this year. The current balance is \$30,351.24. Relay Systems will be sending an invoice to pay for the remaining balance on the security camera installation at the 2 gates.

Lynn Tanguay told the Board the security cameras have been installed on the 2 existing entrances. Bill Doshier and she have been trained on the system. Bill Doshier has the keys and monitor for the system. Bill Doshier has agreed to be the contact person for the security systems.

Discussion turned to inclusion of new phases such as "The Fairways at Centennial" and any other phases as to whether we want to include them under our covenants and membership. Chris Thornton stressed that by keeping them within our neighborhood, we will maintain consistency and will have more strength in numbers. It may also help property values to have new construction associated with our neighborhood. Veronica Smith stated her concerns that having additional homeowners will be difficult for one person to manage regarding dues and such. Terry Sossong stated that perhaps having more than one person assisting the Treasurer would help to manage a larger association. Discussion ended with no motion set forth but an understanding that we will keep the new phases under the CVNA and enlist additional help from others to aid the Treasurer.

The next topics of discussion was the renaming of Irby Drive and zoning of Centennial Valley. Lynn Tanguay reviewed the survey results which showed that 92% of respondents stated they were in favor of changing the street name. 48% were in favor of Bay Hill Drive. Hal Crafton has stated he is in favor of what the CVNA would like to do. Paula Townsend and Lynn Tanguay will be attending the City Council Meeting on Tuesday the 22<sup>nd</sup> at 6:30pm where the vote will occur for the name change. Terry Sossong discussed his conversation with Hal Crafton regarding zoning and development of the golf course. Terry stated that Centennial Valley golf course is zoned A-1. Hal stated to Terry that he will not develop the golf course itself and would be willing to speak to the Board as well as put it in writing. Hal Crafton will be asked to attend our April meeting for further discussion on this topic.

Chris Thornton discussed his conversations with the city regarding the speed humps. A sign as well as street painting is required for all speed humps. Chris placed 4 red flags to show where speed humps may be placed. A motion was passed to consult with the city and go forward with the installation of the speed humps once determination of final placement was achieved.

The next topic of discussion was the ability to close the gate at the entrance located at Irby Drive and Hogan Lane. Terry Sossong stated that he did not believe we would be able to close the gate permanently but would research possibilities for occasional closure or permanent closure with keypad entrance (or other means) for neighborhood. This would significantly cut down on the amount of traffic going through the neighborhood to gain access to Tyler Street. Irby Drive is currently classified as an overflow street and this classification may need to be changed.

Discussion turned to approval of plans submitted to the ACC. Kim & Trevor Ward (1905 Centennial Club Drive) submitted a plan for landscaping, a pool, and pool house. After review the ACC voted to approve the plan contingent on initialization of approval by the White's and Ramsey's (immediate neighbors) as well as submission of a rendering of the pool house showing placement on the property including setbacks and construction materials. Lynn & Pete Tanguay submitted a landscaping plan which will include construction of 2 new landscape beds in the front yard and enlargement of the existing beds. The ACC voted to approve the plan with no contingents. Bruce Hendricks submitted a plan on behalf of Sonya Stephens (4305 Irby Drive) to build a detached garage. The ACC voted to approve her plan with no contingents. Bill & Sandra McCoy (4905 Irby Drive) submitted plans for new home construction. It was noted that they have not paid their CVNA dues. Concern was raised regarding the detached garage (shop) that they will be housing their boat in. Several noticed the lack of consistency with the architectural style over the door on the garage when compared to the rest of the house. Ginny Bell called the McCoy's to obtain additional information needed. The ACC voted to approve their plans contingent upon revisions to the detached garage architectural style meeting the same standards as the rest of the home and being a member in good standing with the Neighborhood Association.

It was again noted that established guidelines must be put together to streamline the process of approval of landscaping, new home construction, and additions to properties.

Meeting adjourned at 8:48 PM.