

# *Centennial Valley Neighborhood Association*

**Board Meeting  
June 20, 2005, 6:30 pm  
Centennial Valley Country Club**

**Board Members Present:** Lynn Tanguay, Jeff Oscar, Veronica Smith, Ginny Bell and Ashley Ellis

Special Guest: LeAnn McEowen

Lynn Tanguay opened meeting and distributed June meeting agenda. Lynn Tanguay made a motion to approve minutes from May board meeting. Jeff Oscar seconded. Motion passed.

Jeff Oscar noted that he followed up with the Brown's concerning drag racing incidents in neighborhood. Jeff stated that Mr. Brown expressed that his son had no part in the incidents.

Veronica Smith gave the Treasurer's report. She noted 100% collection with the exception of the Reed's and Norwine's. She also noted a payment from Mr. Salter had been received. Veronica stated \$28,850.00 collected to date and pointed out new column of actuals/balance added to report. Veronica reported she had received a letter from insurance company stating the board's D&O insurance could not be renewed and that she would look into the matter. Veronica noted she had not received invoice for last social. Lynn Tanguay stated that Maret Moore had not received invoice from club. Veronica discussed she would begin to bill The Fairway's lot owners at the beginning of the next fiscal year which would include approximately 33 lots which would generate good revenue for LeAnn McEowen to possibly use for landscaping entrances. Veronica noted she would meet with Jenni Winstead and LeAnn to discuss past and present landscaping. Lynn Tanguay discussed getting two quotes for lighting from Outer Limits Landscaping and from Plant Outlet which were given to LeAnn along with contact information to replace stolen CV emblem on Tyler entrance gate.

Lynn Tanguay discussed the ACC. She noted the new ACC would have first meeting on Wednesday, May 22<sup>nd</sup>. She noted the committee consists of herself, Paula Townsend, Bill Johnson, Jeff McEowen, and Suzan Collins. Lynn stated the committee will set guidelines and create application and everything would have to be approved by the board. Ginny Bell noted Dr. Nawar's house seemed to have garage at angle facing street. Lynn discussed the issue of attached and detached garages and the issue of the type of garages being built in the Fairways. She noted Ms. Stephens called her and mentioned these homes were doing what the board hadn't allowed her to do. Lynn noted she discussed issue with Hal and he noted that city code says if building is within 10 ft has to be attached. Lynn stated that Hal stated the way the covenants read goes against the city code. Veronica Smith noted the covenants should override the city code and what Mrs. Stephens wants to do is different. Jeff Oscar questioned if the board approved the Fairways homes. Lynn responded that the board did not approve. She noted the Fairways are still under approval from Hal who is supposed to be basing decisions from the covenants. Veronica noted that even though the ACC has no control over Fairways, Mrs.

Stephens is under the control of the ACC and probably a good idea to check with lawyer for guidance in issue. Jeff Oscar noted the need to refine the interpretations of the covenants. Ginny Bell noted it would be beneficial for Hal to be present for discussion of issue. Veronica Smith noted the need for discussion by the ACC and contact of a lawyer for legal advice before approval or disapproval of Ms. Stephens' plans.

Lynn Tanguay discussed a neighborhood website. She noted she contacted two places for quotes-LC Design and Computer Works. She noted the need for database function and an on-line directory. Jeff Oscar noted the need to be specific about what we want/need and get everything in writing. Veronica questioned if the website would be secured. Lynn responded yes—everyone would have generic access and then be able to go in and change password. She noted the directory would be password protected and for members only and that neighbors could choose not to list information. Jeff Oscar noted that smaller end groups may not have the resources to keep up security measures. Lynn distributed website quotes and list of available website names. Veronica Smith noted she liked CVNA.net. Lynn noted she would talk with LCDesign to see if quote was accurate. Jeff Oscar noted the need to make sure everything is documented.

Lynn asked for any additional business. She noted still waiting on installation of speed humps. Jeff Oscar noted Dena is waiting on him to start on directory updates. Ashley Ellis questioned the installation of stop signs to make Sawgrass and Centennial Club a four-way stop. Ginny Bell noted she would ask Jack Bell what that would entail.

Meeting adjourned at 8:10 pm.