

# Centennial Valley Neighborhood Association, Inc.

## **Board Meeting June 30, 2008 Centennial Valley Country Club**

**Board Members Present:** Lynn Tanguay, Molly Chappell, Shari Hoover,, Jeannie Ratliff, Michael Moix  
**Absent:** David Morgan, Mark McCuin, Carolyn Patterson

The meeting was called to order at 6:11 pm. Michael Moix made a motion to approve the minutes from the May 2008 board meeting, Shari Hoover seconded; board approved unanimously, motion carries.

**Treasurer's Report:** Neal Hart and Watson Homes are the only remaining outstanding dues. Hart owes \$1082 and Watson owes \$1550. Watson Homes paid \$250 for a lot he just sold but did not pay \$550 for the home sold earlier in the Fairways. We will propose to Kevin Watson that we will give him another six months to pay the dues on his four vacant lots before filing liens. In exchange, he will need to pay the \$550 owed for the house in the Fairways. If he refuses will contact the current homeowner and let them know we are going to file a lien on their house and hope they will contact Kevin to resolve the issue. The board feels the homeowner isn't aware Watson Homes may have provided a false statement to the closing company that the dues had been paid when they had not.

Michael made a motion to offer the deal to Kevin Watson. Lynn seconded; board approved unanimously, motion carries.

Payment from the Jarrells is pending until they are included in the covenants.

### **Ongoing Business**

#### **Landscaping**

Landscaping looks very nice and the lighting is working.

#### **Lot Maintenance**

Lot maintenance is improving but we still have an issue with one of the lots. Lynn will send another letter.

#### **Fencing**

Michael received an estimate from JMI which has the fence cost at \$57/ft and includes brick. Legacy's estimate was at \$52/ft and we have to provide the brick. The total cost of extending the fence at the Bay Hill entrance is approximately \$19,000. Lynn suggested the possibility of adding gates at the Fairways and Reserve entrances that will match the Centennial and Bay Hill entrances. The board would also like to see the current gates removed and refinished. Michael will set a meeting in mid July with Reggie at Centennial Valley Country Club, the ACC, and the CVNA board to discuss the fence position and line of site. Michael will work with Reggie about sharing the cost of the fence to see if we can get a lower price through JMI since the club uses JMI for all its fencing. He will also look into adding new gates and refinishing the existing ones.

Lynn made a motion to proceed with the Fence/Gate Project. Shari seconded; board approved unanimously, motion carries.

#### **Covenants and Lot Exclusions**

Michael stressed the need to get the 4 lots/homes of Hal Crafton's included in the covenants. Lynn will take the lead and draft the wording for the covenants and have David follow up with Hal.

#### **Sunshine Committee**

LuAnne Deere and Kim Ward have volunteered to be the Centennial Sunshine Committee. Kristen Piriano will cover the Fairways and Reserve.

#### **Architectural Control Committee**

Shari Hoover has expressed interest in joining the ACC when she rolls of the CVNA board in September.

## **New Business**

### **Mailboxes**

We will need to find a new source for the mailboxes since Conway Lighting is no longer in business. It was determined that the builders or the lot seller needs to provide the mailboxes. Jeannie will check with Hal.

### **Race Route**

The Soaring Wings half marathon will come through the neighborhood in October. Lynn will send an email to the neighborhood to see if there is interest in sponsoring our mile along the race route.

The meeting adjourned at 6:55 p.m.