

Centennial Valley Neighborhood Association, Inc.

Board Meeting August 6, 2008 (July Meeting) Centennial Valley Country Club

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

The meeting was called to order at 6:10 pm. Shari Hoover made a motion to approve the minutes from the June 2008 board meeting; board approved unanimously, motion carries.

Treasurer's Report

We received a non-profit annual report form from the Arkansas Secretary of State for the CVNA. It has been completed and submitted.

We have approximately \$25,000 remaining to spend on the entrance fence project.

Ongoing Business

Fencing

Reggie Rose and Hal Crafton won't be able to help with the cost of the fence but will help us try to get a better price through JMI. Michael Moix has received a bid for \$19,000 from JMI. We received a similar bid from Legacy but because Hal uses JMI for all his business we will use JMI.

The board will meet at 6 p.m. August 12 at the Hogan entrance to discuss and approve the final fence layout.

The board decided that refinishing the entrance gates may be a project for next year.

Landscaping

The landscaping has been completed according the approved specs. Fall color should go in soon. The lighting is burned out. We will ask Plant Outlet take care of this.

Covenants and Lot Exclusions

David and Mark will finish the lot exclusions and covenants with Hal.

Sunshine Committee

We received a thank you letter from Mitch and Joni Collins thanking the Sunshine Committee for the donation made in memory of Mitch's mother, in lieu of flowers.

New Business

Mailboxes

Mail boxes on Bay Hill are not all located on the same side of the street. The ACC will take over this issue. Shari will research the issue of proper location.

Race Route

Centennial will sponsor the race route through the neighborhood. Pete Tanguay will coordinate the effort. We will have a kids race.

Architectural Control Committee (ACC)

Fence Situation with Arv Cogdill

The ACC received a letter from the Scroggins Law Firm on behalf of Arv Cogdill offering their legal opinion and advising the ACC that we can't legally require Mr. Cogdill to move his fence back to its original location. They state in the letter that Mr. Cogdill would be willing to move his fence back if the Homeowner's Association reimbursed his cost of moving the fence and sprinkler heads.

The board is reluctant to reimburse Mr. Cogdill this full expense because he didn't follow the approved process outlined in section 4 of the CVNA Covenants and his new fence line violates section 19 of the CVNA covenants.

Lynn consulted attorney Daniel Goodwin about the CVNA and ACC's legal position and response. Even though the CVNA and ACC boards were not at fault, Mr. Goodwin advised offering a partial settlement in the spirit of neighbor relations and trying to avoid costly litigation fees.

Michael Moix made a motion to engage the firm of Gill Elrod Ragon Owen & Sherman, P.A. to attempt to harmoniously settle the situation with Mr. Cogdill with a nuisance settlement. If declined, the board will investigate other options in protecting the neighborhood's best interest. Lynn Tanguay seconded the motion; board approves unanimously, motion carries.

The meeting adjourned at 7:45 p.m.