

Centennial Valley Country Club
Property Owner's Association
MINUTES for Board Meeting

| | | | | | |
|-------------------|--------------|-------------------|------------|--------------------|------------|
| DATE: | 04/17/12 | TIME: | 6:03 p.m. | PLACE: | CVCC |
| PRESIDENT: | Kyle Ratliff | SECRETARY: | Brian Odom | TIMEKEEPER: | Brian Odom |

| | | | | | | | |
|--|---------------------|----------|-------------------|--|--|--|--|
| MEMBERS: | | | | | | | |
| "X" In attendance; "A" Absent; "S" Substitute sent; "R" Representative attended; "G" Guest | | | | | | | |
| a | Sam Glover | x | Ken Liley | | | | |
| X | Jim Campbell | X | Brian Odom | | | | |
| X | Kyle Ratliff | X | Jim Murphy | | | | |
| X | Mike Stout | | | | | | |
| X | Bob Elliott | | | | | | |
| a | David Smith | | | | | | |

| Summary of Topics, Decisions/Conclusions and Next Step/Action: | | | | |
|--|--|---|---|---|
| TOPIC | MAIN POINTS | DECISIONS/CONCLUSION | NEXT STEPS/ACTION | PERSON RESPONSIBLE for FOLLOW UP |
| Approval of minutes | Meeting began at 6:03pm and the POA Board approved the minutes from the March meeting. | Kyle R motion to approve, Jim C 2 nd . | Minutes approved | |
| Website | <ul style="list-style-type: none"> Mike working on copying PDF to word file On (Park) | <ul style="list-style-type: none"> No further discussion. | <ul style="list-style-type: none"> Mike will work on getting the forms reloaded. Mike & Kyle to work towards solving format problem | <ul style="list-style-type: none"> Mike/ Kyle |
| | <ul style="list-style-type: none"> | <ul style="list-style-type: none"> | <ul style="list-style-type: none"> | <ul style="list-style-type: none"> |
| | <ul style="list-style-type: none"> | <ul style="list-style-type: none"> | <ul style="list-style-type: none"> | <ul style="list-style-type: none"> |
| Christmas lighting | <ul style="list-style-type: none"> Need to hire Christmas lighting out due to electrical issues | <ul style="list-style-type: none"> No discussion | <ul style="list-style-type: none"> Awaiting for Sam to provide info on bid | <ul style="list-style-type: none"> Sam |
| Escrow | <ul style="list-style-type: none"> Depositing of money to escrow account | <ul style="list-style-type: none"> No discussion | <ul style="list-style-type: none"> Completed, no action | <ul style="list-style-type: none"> Mike |
| Financials | <ul style="list-style-type: none"> Some POA members have not been billed | <ul style="list-style-type: none"> Complete an accurate data base of paying POA Generate list of unpaid dues to date Mike will rebill all existing POA members April 1st | <ul style="list-style-type: none"> POA Board to follow up and complete Pull list of unpaid dues Motion by Jim C to accept financials Jim M 2nds | <ul style="list-style-type: none"> All Mike |

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| | | | <ul style="list-style-type: none"> All approve | |
| Trash Cans | <ul style="list-style-type: none"> Property owners continue not to follow covenants and leave trash cans out. | <ul style="list-style-type: none"> Need to build a list of noncompliant POA members Nice formal written letter from the POA board discussing problem Bob to write a letter for format – Trash cans, cars on street, trailers, yard waste | <ul style="list-style-type: none"> Ken has list of continual violators Letters approved by the board that Bob wrote Will discuss next meeting with Kyle | <ul style="list-style-type: none"> Bob Kyle |
| Speed Bumps | <ul style="list-style-type: none"> Add speed bumps to Centennial valley in areas of higher vehicular speeds | <ul style="list-style-type: none"> Letter to be delivered to city for request of speed bumps | <ul style="list-style-type: none"> Motion by Jim M. Ken L. 2nds | <ul style="list-style-type: none"> Kyle |
| Architecture Committee | <ul style="list-style-type: none"> Awaiting more discussion(Park) Discussion regarding who should be members of the Architecture Committee. | <ul style="list-style-type: none"> Kyle has list of POA Board members who want to be on Architecture list | <ul style="list-style-type: none"> (PARK) | <ul style="list-style-type: none"> Kyle |
| Landscaping | <ul style="list-style-type: none"> Clean up front entrance signs Bill for sign clean up | <ul style="list-style-type: none"> Fungus on walls of signs \$60.00 to clean sign on Hogan Rd. | <ul style="list-style-type: none"> Get quote for clean-up for rest of signs | <ul style="list-style-type: none"> Bob |
| Other business | <ul style="list-style-type: none"> Awaiting more discussion (Park) Contact Hal to turn over part of the Fairways to the CVCC POA Mike wants to change current records keeping program (Quicken Books) over to "Quick Books" Brian O makes motion to buy Quick books software to update Jim Campbell 2nd motion | <ul style="list-style-type: none"> Agreed by board This will assist Debbie and Mike with financial records matching up with bank records Motion passes by all | <ul style="list-style-type: none"> Contact Hal Crafton-Ongoing- will discuss 4/17/12 Buy Quick Books-Ongoing will discuss next meeting 4/17/12 | <ul style="list-style-type: none"> Kyle Mike |
| Vandalism | <ul style="list-style-type: none"> Awaiting more discussion (Park) Vandalism occurred in Centennial Valley Saturday night, or early Sunday January the 8th, property destruction was confirmed @ multiple sites | <ul style="list-style-type: none"> Possible reward to be paid for the capture, conviction, and restitution paid for parties that were involved in incidents in the amount of | <ul style="list-style-type: none"> To Follow up with Police Dept and post the reward on CVCC website | <ul style="list-style-type: none"> Mike S |

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| | | \$2500.00. • | | |
| Adjournment | • Motion to adjourn by Jim C. Jim M 2nds | • Next meeting will be on Tuesday, April 17 th at 6:00 p.m. CVCC | • Meeting adjourned. | |

Parking Lot: Items for future consideration but not for the next meeting

1.

Next Meeting:

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|------------------------------------|---|--------------|-----------|---------------|------|
| DATE: | Tuesday, APRIL 17 | TIME: | 6:00 p.m. | PLACE: | CVCC |
| ADJOURN MEETING: 7:15 pm | Meeting adjourned at 7:15 p.m. By: _____ Brian H. Odom _____ Date: 04/16/2012 | | | | |

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