

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

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|-------------------|--------------|-------------------|------------|--------------------|------------|
| DATE: | 02/21/12 | TIME: | 6:05 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 | A | Ken Liley | | |
| X | Jim Campbell | X | Brian Odom | | |
| A | Kyle Ratliff | X | Jim Murphy | | |
| X | Mike Stout | | | | |
| X | Bob Elliott | | | | |
| x | 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 6:05pm and the POA Board approved the minutes from the January meeting. | Mike S motion to approve, David S 2 nd . | Closed. | |
| Website | <ul style="list-style-type: none"> Mike working on copying PDF to word file | <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 |
| Signage | <ul style="list-style-type: none"> Signs arrived @ Kyle's house | <ul style="list-style-type: none"> none | <ul style="list-style-type: none"> Signs up. No further action. | <ul style="list-style-type: none"> Kyle |
| Lights on Bayhill Drive | <ul style="list-style-type: none"> No options | <ul style="list-style-type: none"> No discussion | <ul style="list-style-type: none"> no follow up required | <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"> Get a bid for installation | <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 | <ul style="list-style-type: none"> POA Board to follow up and complete Pull list of unpaid dues Motion by Mike to accept financials | <ul style="list-style-type: none"> All Mike |

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| | | POA members April 1st | <ul style="list-style-type: none"> Davis Smith 2nd 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"> Build a list Kyle to generate a formal letter to address situation, Kyle to compete- ongoing. | <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"> Speed bumps needed. 6- 32' wide at \$1200.00, 8- 26' at \$750.00. Letter will need to be sent by Kyle stating proposal. Proposal on Google earth map. Letter will go to mayor and approval subject to cost and approval by city council. Company out of Little Rock to complete work. | <ul style="list-style-type: none"> Motion by Jim C. Bob E. 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"> Kyle has contacted Sherri Hoover & Jeff McEwen and they will remain on board, Mrs. Glover is off. | <ul style="list-style-type: none"> Kyle |
| Landscaping | <ul style="list-style-type: none"> Clean up front entrance signs | <ul style="list-style-type: none"> Fungus on walls of signs | <ul style="list-style-type: none"> Get quote for clean up | <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 | <ul style="list-style-type: none"> Agreed by board This will assist Debbie and Mike with financial records matching up with bank records | <ul style="list-style-type: none"> Contact Hal Crafton- Ongoing- will discuss 02/2012 Buy Quick Books-Ongoing will discuss next meeting | <ul style="list-style-type: none"> Kyle Mike |

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| | "Quick Books" <ul style="list-style-type: none"> Brian O makes motion to buy Quick books software to update Jim Campbell 2nd motion | <ul style="list-style-type: none"> Motion passes by all | 02/2012 | |
| 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 \$2500.00. Possibly hiring and off duty police officer to round in the neighborhood | <ul style="list-style-type: none"> Jim M made motion, David S 2nd. Mike S to follow up with Conway Police dept. to discuss logistics of the reward and how to write the reward & post correctly | <ul style="list-style-type: none"> Mike S |
| Adjournment | <ul style="list-style-type: none"> Motion to adjourn by David S., Jim 2nds | <ul style="list-style-type: none"> Next meeting will be on Monday, March 12th at 6:00 p.m. CVCC | <ul style="list-style-type: none"> Meeting adjourned. | |

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

1.

Next Meeting:

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|-------------------------|--|--------------|-----------|---------------|------|
| DATE: | Monday, March 12th | TIME: | 6:00 p.m. | PLACE: | CVCC |
| ADJOURN MEETING: | Meeting adjourned at 7:15 p.m. By: _____ Brian H. Odom _____ Date: 03/11/2012 | | | | |
| 7:15 pm | | | | | |

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