

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

DATE:	09-10-2012	TIME:	6:14 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 6:14pm and the POA Board approved the minutes from the August meeting.	Mike S motion to approve, Kyle 2 nd .	Minutes approved	
Website	<ul style="list-style-type: none"> Upload information Add a link for convenience to make it easier to find Covenants Update the website 	<ul style="list-style-type: none"> need to upload POA minutes 	<ul style="list-style-type: none"> work on website(Call Darren Huckey) webmaster 	<ul style="list-style-type: none"> Brian
Property maintenance	<ul style="list-style-type: none"> @ houses with bad yards still a problem May need POA attorney to get involved 	<ul style="list-style-type: none"> Call Banks/Realtors to follow up about maintenance See what answers Mike can get 	<ul style="list-style-type: none"> Call POA attorney about issuing a lean (PARK) 	<ul style="list-style-type: none"> Mike
Christmas lighting (ITEM on PARK until landscape lighting corrected)	<ul style="list-style-type: none"> Need to have electrician look at lighting needs for future so problem can be addressed for future needs 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Kyle
Financials	Payment on Dues <ul style="list-style-type: none"> Write off billing-2012 for Ronald & Kathy Williams File a lein on Dr. Schluterman 	<ul style="list-style-type: none"> 5 houses not paid for 2012 Motion by Jim C to write off Williams invoice for 2012 and Re-bill 2013, Kyle 2nds-all 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Mike

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	<ul style="list-style-type: none"> Hugh Thompson Bill Gift to Walker family for Mission trip fund 	<ul style="list-style-type: none"> approve Kyle & Jim M to follow up with Dr. Schluterman on possible lein. Kyle to call 3 Buddies for follow up on Hugh Thompson House Mike with motion for Walker fund donation, Jim C 2nds- all approve 		
Violations	<ul style="list-style-type: none"> POA members continue to be in violation of multiple items. Letters have been sent out for correction 	<ul style="list-style-type: none"> David S has compiled a list of said violators A 3rd letter will be sent to violators 	<ul style="list-style-type: none"> Mike S makes motion to send 3rd notice with possible fines, Kyle 2nds. All approve (PARK) 	<ul style="list-style-type: none"> David S
Speed Bumps	<ul style="list-style-type: none"> Need to take city council form for a request by residents in POA for location on Baytown 	<ul style="list-style-type: none"> Speed bump on BayTown st.is out of position 	<ul style="list-style-type: none"> Take form to city council 	<ul style="list-style-type: none"> Jim M
Landscaping	<ul style="list-style-type: none"> Bob has Quote for \$19,000 to upgrade lighting system for CV entrances, this includes \$8,000 for lights of all entrances 	<ul style="list-style-type: none"> Need to a formal quote from Keeling and Hambuchens with a formal breakdown of cost Questions- Finances, can POA afford, cost to add possible future entrances 	<ul style="list-style-type: none"> Kyle will take over for Bob E, Bob is at the end of term for service. 	<ul style="list-style-type: none"> Bob
Other business	<ul style="list-style-type: none"> Volunteers for the Nominating Committee were asked to identify possible replacement for Bob Elliot on the POA Board. Sam Glover, Jim Campbell and Brian Odom agreed. ANNUAL MEETING Talk to Hal C to possibly require new section of neighborhood to have sprinkler systems for all new houses, add to covenants- 	<ul style="list-style-type: none"> DATE FOR <u>Sept 24th @ 6:00.</u> CVCC Next meeting 	<ul style="list-style-type: none"> Jim, Brian and Sam will talk with others to identify possible replacement for the POA Board and will report back at the Annual meeting. 	<ul style="list-style-type: none">

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Vandalism	<ul style="list-style-type: none">• none		<ul style="list-style-type: none">• update the website	<ul style="list-style-type: none">• Brian O to update website	<ul style="list-style-type: none">• Brian O
Adjournment	<ul style="list-style-type: none">• Motion to adjourn by Kyle R. Jim M 2nds		<ul style="list-style-type: none">• Next meeting will be on Monday, Sept 24th 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					
Thank You to Bob Elliot for 3 years of service to the Board and his hard work with landscaping, POA is in appreciation					
Next Meeting:					
DATE:	ANNUAL Meeting, Monday Sept. 24th, 2012		TIME:	6:00 p.m.	PLACE: CVCC
ADJOURN MEETING: 7 pm		Meeting adjourned at 7 p.m. By: _____ Brian H. Odom _____ Date: 09/10/2012			