

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

<b>DATE:</b>	08-13-2012	<b>TIME:</b>	6:01 p.m.	<b>PLACE:</b>	CVCC
<b>PRESIDENT:</b>	Kyle Ratliff	<b>SECRETARY:</b>	Brian Odom	<b>TIMEKEEPER:</b>	Brian Odom

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

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 6:01pm and the POA Board approved the minutes from the July meeting.	Kyle R motion to approve, David S 2 <sup>nd</sup> .	Minutes approved	
Website	<ul style="list-style-type: none"> <li>Upload information</li> <li>Add a link for convenience to make it easier to find Covenants</li> <li>Add vandalism info</li> </ul>	<ul style="list-style-type: none"> <li>need to upload POA minutes</li> </ul>	<ul style="list-style-type: none"> <li>work on website</li> </ul>	<ul style="list-style-type: none"> <li>Brian</li> </ul>
Property maintenance	<ul style="list-style-type: none"> <li>@ houses with bad yards still a problem</li> <li>May need POA attorney to get involved</li> </ul>	<ul style="list-style-type: none"> <li>Call Banks/Realtors to follow up about maintenance</li> <li>See what answers Mike can get</li> </ul>	<ul style="list-style-type: none"> <li>Call POA attorney about issuing a lean</li> </ul>	<ul style="list-style-type: none"> <li>Mike</li> </ul>
Christmas lighting (ITEM on PARK until landscape lighting corrected	<ul style="list-style-type: none"> <li>Need to have electrician look at lighting needs for future so problem can be addressed for future needs</li> </ul>	<ul style="list-style-type: none"> <li>Need electrician to look at.</li> </ul>	<ul style="list-style-type: none"> <li>Bob to have Eric Hambuchen look at.</li> <li>(Sam)</li> </ul>	<ul style="list-style-type: none"> <li>Bob</li> <li>Sam</li> </ul>
Financials	<ul style="list-style-type: none"> <li>7 people have not paid POA dues this year</li> <li>Mike to work with getting invoices out</li> </ul>	<ul style="list-style-type: none"> <li>Need to secure outstanding dues not paid</li> </ul>	<ul style="list-style-type: none"> <li>Minutes approved by Jim C &amp; David S</li> </ul>	<ul style="list-style-type: none"> <li>Mike</li> </ul>

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Summary of Topics, Decisions/Conclusions and Next Step/Action:				
TOPIC	MAIN POINTS	DECISIONS/CONCLUSION	NEXT STEPS/ACTION	PERSON RESPONSIBLE for FOLLOW UP
Violations	<ul style="list-style-type: none"> <li>POA members continue to be in violation of multiple items.</li> <li>Letters have been sent out for correction</li> </ul>	<ul style="list-style-type: none"> <li>David S has compiled a list of said violators</li> <li>A 3rd letter will be sent to violators</li> </ul>	<ul style="list-style-type: none"> <li>Mike S makes motion to send 3<sup>rd</sup> notice with possible fines, Kyle 2nds. All approve</li> </ul>	<ul style="list-style-type: none"> <li>David S</li> </ul>
Speed Bumps	<ul style="list-style-type: none"> <li>Speed bumps have been painted on streets as of July 1st</li> </ul>	<ul style="list-style-type: none"> <li>Need feedback from POA members</li> <li>Speedbump on BayTown is out of position</li> </ul>	<ul style="list-style-type: none"> <li>Call Ronnie with the city to provide feedback</li> </ul>	<ul style="list-style-type: none"> <li>Jim c</li> </ul>
Landscaping	<ul style="list-style-type: none"> <li>Bob has discussed with Company for lighting installation and correcting the POA electrical needs at the entrances.</li> </ul>	<ul style="list-style-type: none"> <li>Need to a formal quote provided to POA board for approval</li> </ul>	<ul style="list-style-type: none"> <li>Kyle made motion to approve if Quote is within verbal quote agreement. Brian O 2nds. All approve</li> </ul>	<ul style="list-style-type: none"> <li>Bob</li> </ul>
Other business	<ul style="list-style-type: none"> <li>Discuss Hal street entrance off Tyler at the 5 acres</li> <li>Possible hiring of a property management company to assist board with overseeing POA</li> <li><b><u>ANNUAL MEETING</u></b></li> </ul>	<ul style="list-style-type: none"> <li>none</li> <li>Need to see if a company exists</li> <li>SET THE DATE FOR <b><u>Sept 24<sup>th</sup></u></b> @ 6:00. CVCC</li> </ul>	<ul style="list-style-type: none"> <li>Follow up with Hal</li> <li>Seek out management company</li> </ul>	<ul style="list-style-type: none"> <li>Kyle</li> <li>Jim M</li> </ul>
Vandalism	<ul style="list-style-type: none"> <li>none</li> </ul>	<ul style="list-style-type: none"> <li>update the website</li> </ul>	<ul style="list-style-type: none"> <li>Brian O to update website</li> </ul>	<ul style="list-style-type: none"> <li>Brian O</li> </ul>
Adjournment	<ul style="list-style-type: none"> <li>Motion to adjourn by Kyle R. Bob E 2nds</li> </ul>	<ul style="list-style-type: none"> <li>Next meeting will be on Monday, Sept 10th at 6:00 p.m. CVCC</li> </ul>	<ul style="list-style-type: none"> <li>Meeting adjourned.</li> </ul>	

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

**Next Meeting:**

<b>DATE:</b>	Monday Sept. 10th, 2012	<b>TIME:</b>	6:00 p.m.	<b>PLACE:</b>	CVCC
<b>ADJOURN MEETING:</b> 6:45 pm	<b>Meeting adjourned at 6:45 p.m.</b> By: _____ Brian H. Odom _____				Date: 08/19/2012

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