

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

DATE:	01/21/12	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 3 houses do not conform to POA due to location and release by Hal Crafton in the covenants 	<ul style="list-style-type: none"> Complete an accurate data base of paying POA Generate list of unpaid dues to date #3 people will be omitted 	<ul style="list-style-type: none"> POA Board to follow up and complete Pull list of unpaid dues Motion by Brian Odom to allow omissions 	<ul style="list-style-type: none"> All Mike

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		from covenants, this act was approved prior to all current board members tenure	<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 	<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"> Request to Jack Bell, Asst to Mayor. How far from an intersection? Estimate from Mr. Cato.- \$750.00 painted an installed, \$1100.00 for wider street. 	<ul style="list-style-type: none"> Jim C & David to measure & give estimate for # 	<ul style="list-style-type: none"> David & Jim
Architecture Committee	<ul style="list-style-type: none"> 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"> Price for landscaping at entrances 	<ul style="list-style-type: none"> No discussion 	<ul style="list-style-type: none"> Awaiting info on estimates, next meeting 	<ul style="list-style-type: none"> Sam
Other business	<ul style="list-style-type: none"> 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 02/2012 Buy Quick Books-Ongoing will discuss next meeting 02/2012 	<ul style="list-style-type: none"> Kyle Mike
Vandalism	<ul style="list-style-type: none"> Vandalism occurred in Centennial 	<ul style="list-style-type: none"> Possible reward to be paid 	<ul style="list-style-type: none"> Jim M made motion, 	<ul style="list-style-type: none"> Mike S

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	Valley Saturday night, or early Sunday January the 8 th , property destruction was confirmed @ multiple sites	for the capture, conviction, and restitution paid for parties that were involved in incidents in the amount of \$2500.00. <ul style="list-style-type: none"> Possibly hiring and off duty police officer to round in the neighborhood 	David S 2 nd . <ul style="list-style-type: none"> Mike S to follow up with Conway Police dept. to discuss logistics of the reward and how to write the reward & post correctly 	
Adjournment	<ul style="list-style-type: none"> Motion to adjourn by Jim C, seconded by Kyle. 	<ul style="list-style-type: none"> Next meeting will be on Monday, February 21st 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:

DATE:	Tuesday February 21st	TIME:	6:00 p.m.	PLACE:	CVCC
ADJOURN MEETING:	Meeting adjourned at 7:15 p.m. By: _____ Brian H. Odom _____				Date: <u>02/18/2012</u>
7:15 pm					

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