

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

DATE:	07-15-2013	TIME:	6:07 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 Lilley		
A	Jim Campbell	X	Brian Odom		
A	Kyle Ratliff	X	Jim Murphy		
X	Mike Stout				
X	Luann Deere				
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 6:07pm and the POA Board approved the minutes from the June meeting .	Mike S made motion to approve, Ken L- 2nds.	Minutes approved	
Website	<ul style="list-style-type: none"> Make transition with Mike S for transfer of the Constant Contact information to the secretary Arrange for flyers of potential board members to be sent out to POA members for voting on new members 	<ul style="list-style-type: none"> Follow up with Mike S next week due to out of town Discuss with LuAnn and send out flyer via Constant Contacts with short bio of possible new board members (2-4 interested parties) 	<ul style="list-style-type: none"> Transition contact information Get flyers from LuAnn 	<ul style="list-style-type: none"> Brian Brian
Architecture committee	<ul style="list-style-type: none"> David S wants all architecture information to come to him Update old ACC forms, some out of date 	None <ul style="list-style-type: none"> Need to do this ASAP due to new houses being built and add-ons 	<ul style="list-style-type: none"> Continue to work on process for architecture committee Review ACC forms 	<ul style="list-style-type: none"> David David/Brian
Christmas Decorations	<ul style="list-style-type: none"> No word on current status 	<ul style="list-style-type: none"> Need to move on this project due to upcoming holidays 	<ul style="list-style-type: none"> PARK 	<ul style="list-style-type: none"> Sam
Financials	<ul style="list-style-type: none"> Review of list of non-payment by POA members. Review addresses and lots and POA 	<ul style="list-style-type: none"> Discussion for follow up to get payments in by the end of the physical year 	<ul style="list-style-type: none"> Motion by Ken L to accept minutes, David S 2nds, all approve 	<ul style="list-style-type: none"> Mike Mike and Luann

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	<ul style="list-style-type: none"> members that have not paid. List decreased considerably. Still 11 outliers with non-payment or in discussion. • Mike and LuAnn to coordinate the transition of Treasure position to new accounting firm and try to get up to date. • Mike will place notes of billing on doors of POA members who have not paid for 2012-2013. 	<ul style="list-style-type: none"> • Continue with transition, Mike reports he has turned all financials to Thompson accounting and initiating clean up of POA computer for transition to LuAnn. • Formal contacts with email and mail outs have not worked 	<ul style="list-style-type: none"> • Mike and LuAnn • Resolve non payment of 2012-2013 bills 	<ul style="list-style-type: none"> • Mike
Violations	<ul style="list-style-type: none"> • David S to follow up with cont. violations • Current violations which need to be addressed: <ol style="list-style-type: none"> 1. Trailer, trash cans, wheel barrows out on 4935 Bayhill 2. Trailer out in Backyard covert on Sawgrass 3. Property owner on 4515 Bayhill refused certified letter from POA for violations 4. Violation at 4545 sawgrass 	<ul style="list-style-type: none"> • Follow up with letter for first violations <p>Jim M will draft letter for #4 who is in violation</p>	<ul style="list-style-type: none"> • David S follow-up • David to contact <p>Jim M will draft letter</p>	<ul style="list-style-type: none"> • David <p>Jim M</p>
Transition of POA	<ul style="list-style-type: none"> • Set up Conway corp email for CVNA • Transfer of security system hardware and program to an assigned POA member, (not revealed due to security purposes) • Transfer of Constant Contact information to secretary • Mike to transfer all financials over to CPA by the Aug. 1st 	<ul style="list-style-type: none"> • TO take Mikes email off correspondence • POA member will take hardware and get with Chip DeBoard for transfer • Will perform once Mike S returns from out of town • All agree with transfer 	<ul style="list-style-type: none"> • Transfer to the secretary position for management • Transfer information • Mike to prepare all documents for transitions 	<ul style="list-style-type: none"> • Mike/Brian ***** • Mike/Brian • Mike • Mike
Landscaping	<ul style="list-style-type: none"> • Flower bed clean out 	<ul style="list-style-type: none"> • Wait till 2013 to address 	<ul style="list-style-type: none"> • Cont. (Park) 	<ul style="list-style-type: none"> • David

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New Land	<ul style="list-style-type: none"> MikeS has the deed to new land, information has been filed at courthouse 	<ul style="list-style-type: none"> none 	<ul style="list-style-type: none"> Mike S will need to turnover deed before transition 	<ul style="list-style-type: none"> Mike
New business	<ul style="list-style-type: none"> Compensation for outgoing president for Service well Done for 4 years Annual meeting scheduled for August 8th at 6:00 CVCC 	<ul style="list-style-type: none"> Give Kyle 250.00 gift certificate split, \$125.00 to CVCC proshop/19th hole, \$125.00 to an eating establishment in Conway. 	<ul style="list-style-type: none"> All vote an agree. 	<ul style="list-style-type: none"> David/Luann
Adjournment	<ul style="list-style-type: none"> Motion to adjourn by David S, LuAnn D 2nds 	<ul style="list-style-type: none"> Next meeting will be on Thursday, Aug 8th. 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

New board members- Current board members need to recruit 2 new members due to Kyle R and Mike S coming off, 2 spots available
Possible projects for 2013-2014- New entrance: adding security and upkeep at Warwick Hills-Tyler St. connection. Pavilion on the new land with possible benches, Christmas Project, More social events, Landscaping to old entrances.

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ADJOURN MEETING: 7:15 pm	Meeting adjourned at 7:00 p.m. By: _____ Brian H. Odom _____	Date: <u>July 30, 2013</u>
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