

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

DATE:	02-25-2013	TIME:	6:00 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					
X	Sam Glover	A	Ken Lilley		
X	Jim Campbell	X	Brian Odom		
A	Kyle Ratliff	X	Jim Murphy		
X	Mike Stout				
X	Luann Deere				
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 6:00pm and the POA Board approved the minutes from the January meeting @ 605.	Jim C made motion to approve, Sam G- 2nds.	Minutes approved	
Website	<ul style="list-style-type: none"> Link not working Called Darren from Monstorgaphix x 2, and emailed x 1. No response on either communique. Last phone call was on 2-25-13 	<ul style="list-style-type: none"> Link to the "Reserve" covenants not working 	<ul style="list-style-type: none"> Follow up With Darren from Monstorgaphix (webmaster) Update web site 	<ul style="list-style-type: none"> Brian Brian
	•	•	•	•
Christmas Decorations	<ul style="list-style-type: none"> Lights by Sparky- Has sent a letter wanting compensation for Christmas decorations, gas and labor for work done for 2012 Christmas decorations. Work done was not to the satisfaction of the board and multiple POA members complained. Sparky was called and decorations were taken down. Sparky has submitted an invoice with cost and labor for the decorations. Sam G has invoice. 	<ul style="list-style-type: none"> Motion by Jim C to pay lights by sparky \$500.00 for time/gas and labor and Sparky will keep all materials. Jim M 2nds the motion. All agree, motion passes 	<ul style="list-style-type: none"> Discuss with POA attorney for follow up 	<ul style="list-style-type: none"> Sam
Financials	<ul style="list-style-type: none"> POA collection of yearly dues remains 	<ul style="list-style-type: none"> Await for an up to date list 	<ul style="list-style-type: none"> Treasurer to update list 	<ul style="list-style-type: none"> Mike/Kyle

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	<p>deficient with a list compiled by Mike S, but the list is not up to date to proceed with follow up with collections. Uncertain on which POA members have moved or who have paid recently. Nonpayment by approx.. 50 property owners. Currently there are discrepancies in what POA members owe when reviewed by the POA board members during the financial review.</p> <ul style="list-style-type: none"> • POA board needs to review projects until current dues are received 	<p>before next meeting, so board members can follow up with collections</p> <ul style="list-style-type: none"> • Motion by Jim C to accept financials, Sam G 2nds. All in favor 	<p>prior to next meeting with all current payments applied to yearly POA dues.</p>	
Violations	<ul style="list-style-type: none"> • Lost Canyon Address 5250- POA members have submitted a possible revision to get into compliance with violations of trailer and garbage cans being visible from the property, Board has looked at possible modification put forth by respondents. Not acceptable • House on corner of Lost Canyon and Warwick hills 	<ul style="list-style-type: none"> • Motion was made by Brian O to not accept revisions or modifications. Sam G 2nds. All in favor • Trailer out 	<ul style="list-style-type: none"> • Follow up with POA president and V.P. for follow up with POA respondents. • (Park) Uncertain of the current violations 	<ul style="list-style-type: none"> • David • David
Sunshine Committee	<ul style="list-style-type: none"> • Current POA membership has let Lu Ann know that there are no social events and people want more things done. Currently POA board sponsors a Yearly annual meeting, Halloween event, and there was discussion of a possible Christmas event for 2013. Spring events are currently booked out thru CVCC. 	<ul style="list-style-type: none"> • LuAnn to follow up with CVCC calendar coordinator/event coordinator for a possible additional summer activity and a Christmas event. 	<ul style="list-style-type: none"> • Await LuAnn's findings next meeting. 	<ul style="list-style-type: none"> • LuAnn
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
New business	<ul style="list-style-type: none"> • Revision of by-laws- discussion on getting back on track with dates for starting 	<ul style="list-style-type: none"> • Motion by Jim M to return to 	<ul style="list-style-type: none"> • Start in July 1st, 2013 • Start email service soon 	<ul style="list-style-type: none"> • None • Mike

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	<p>the POA year and start the year on July 1st and bill the membership in August to stay in accordance with the by-laws.</p> <ul style="list-style-type: none"> • Email service- Service available for \$150.00/year from "Constant Contacts" to handle email send outs - in mass- for POA membership. • Closure with POA member on back POA dues- Jim C reports receiving a message from respondent living on the corner of Burnt Pine & Oakhurst way wanting closure to proceed with paying current dues. 	<p>current by-law format with July 1st starting the year and bill POA membership in following August. Jim C 2nds. All approve</p> <ul style="list-style-type: none"> • Motion by Sam G to accept this proposal. Jim M 2nds. All agree. • Item needs to be resolved. 	<ul style="list-style-type: none"> • Mike to clear item with accountant 	<ul style="list-style-type: none"> • Mike/Kyle
New Land	<ul style="list-style-type: none"> • Hal Crafton has offered POA a small piece of land at the left hand entrance of the Reserve. 	<ul style="list-style-type: none"> • POA needs to acquire 	<ul style="list-style-type: none"> • Waiting for paperwork/Admin (PARK) 	<ul style="list-style-type: none"> • Kyle
Adjournment	<ul style="list-style-type: none"> • Motion to adjourn by Jim C, Sam G 2nds 	<ul style="list-style-type: none"> • Next meeting will be on Monday April 1st. 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

Landscaping items, Policy and Procedures discussion for changes in the Centennial by-laws- several items need to be reviewed. Possible compensation for POA Board members

DATE:	1-21-2013	TIME:	6:00 p.m.	PLACE:	CVCC
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ADJOURN MEETING: 6:55 pm	Meeting adjourned at 6:55 p.m. By: <u> Brian H. Odom </u>	Date: <u> March 5, 2013 </u>
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