

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

DATE:	10-14-2013	TIME:	6:00 p.m.	PLACE:	CVCC
PRESIDENT:	David Smith	SECRETARY:	Brian Odom	TIMEKEEPER:	Brian Odom

MEMBERS:							
"X" In attendance; "A" Absent; "S" Substitute sent; "R" Representative attended; "G" Guest							
X	Sam Glover	X	Ken Lilley				
X	Jim Campbell	X	Brian Odom				
X	Kenny Kinley	X	Jim Murphy				
X	Jim Binum						
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 6:00pm and the POA Board approved the minutes from the September meeting.	David motion to accept, Jim C made motion to 2nd.	Minutes approved	
Website	<ul style="list-style-type: none"> Will email information for board to be able to view security cameras 	<ul style="list-style-type: none"> Will update constant contacts list for mail outs 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Brian
Architecture committee	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> none 	<ul style="list-style-type: none">
Christmas Decorations	<ul style="list-style-type: none"> Chad Dugger will provide CV POA with outdoor Christmas lighting this year. Email vote was conducted. Lights will go up right after thanksgiving. 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Chad will be paid out in installments by accounting. 	<ul style="list-style-type: none"> Brian
Financials	<ol style="list-style-type: none"> Financials reviewed Conway Corp Bill Insurance for board is \$1,000,000 in protection, cost 750.00 a year Double Lots- Payment change status 	<ul style="list-style-type: none"> No discussion Want to see an itemized list of what we are spending Need estimate for requite to reduce cost. Board wants to shop for best cost/value ratio Currently the City has incorrectly informed CV 	<ul style="list-style-type: none"> Brian O makes motion to accept, Jim C 2nds.All approve Luann to send to board Ken L, Luann to get quotes 	<ul style="list-style-type: none"> Luann Luann Ken, Luann

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	5. Annual dues: Moving within the neighborhood for homeowners and new construction assessment.	<p>residence that they are listed as one lot, but they are listed on the CV plot as 2. Residence will need to replot or will have to pay for double lots yearly in POA dues.</p> <ul style="list-style-type: none"> Some POA residence feel they should have to not pay a re-assessment of \$300.00 since they have already paid on a previous home. Board is interpreting the Bi-laws language as an assessment for that specific home, not an individual 	<p>David S, & Ken K will follow up with these residence about compliance and a plan of action</p> <ul style="list-style-type: none"> Motion for Interpretation that new construction at \$300.00 to the home only. This is a one time fee. For that home 7 for, 2 against (Ken, David) 	Ken K, David S.
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"> Trailer, trash cans, wheel barrows out on 4935 Bayhill, will send a 2nd letter Ken has called POA's in Hurricane lake and Chenal valley POA 	<ul style="list-style-type: none"> None Violations with 4935, Ken L to make a personal call to address constant violation. Is there a disconnect? <p>2. Hurricane lake is very aggressive with violations and some residents have moved out, Chenal valley is very lax, but members understand value of having laws enforced to maintain property values.</p>	<ul style="list-style-type: none"> David to cont to monitor. Ken to make personal call <p>none</p>	<ul style="list-style-type: none"> David, Ken L <p>Ken K</p>

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Bi-laws	<ul style="list-style-type: none"> Jim M, and board agrees that language in bi-laws needs to be altered and cleaned up. Issues continue to arise with dues and language in the bi-laws. 	<ul style="list-style-type: none"> What kind of majority vote in POA membership is needed to change wording or can board move forward with interpretation. Can an email vote count? Or do we need a mailout. What is required? 	<ul style="list-style-type: none"> Jim C will discuss with POA attorney for discussion 	<ul style="list-style-type: none"> Jim C.
Landscaping	<ul style="list-style-type: none"> Davis has followed up with Conway landscaping. 	<ul style="list-style-type: none"> CV POA is receiving a medium grade service with some added extra's. David feels this is a good service, but wants input from the board. 	<ul style="list-style-type: none"> Due to time this discussion is tabled until next meeting. 	<ul style="list-style-type: none"> David,
	•	•	•	•
New business	<ul style="list-style-type: none"> Call Hal about cleaning right of way near power lines near the entrance of the Reserve. Need a social chairperson!! Need a sign for street on lost canon drive at the cross-path of hole 7 & 8 that directs golfers to stay off the road. Some are driving into the line of traffic down one way entrance off Bayhill at the reserve sign. Info on new part of CV POA near Warwick hills. 	<ul style="list-style-type: none"> Done a few weeks ago Need a member in the POA to take this on. Request is on the website 	<ul style="list-style-type: none"> None none 	<ul style="list-style-type: none"> none none

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Adjournment	<ul style="list-style-type: none"> Motion to adjourn by Brian O, David S 2nds 	<ul style="list-style-type: none"> Next meeting will be on Monday, Nov. 18th. 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

DATE:		TIME:		PLACE:	CVCC
ADJOURN MEETING: 745 pm		Meeting adjourned at 745 p.m. By: _____ Brian H. Odom _____ Date: Nov 1st, 2013			