

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

DATE:	01-21-2013	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					
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 6:00pm and the POA Board approved the minutes from the December meeting @ 605.	Mike S made motion to approve, Ken L- 2nds.	Minutes approved	
Website	<ul style="list-style-type: none"> Link not working POA Board members targeted with fictitious CVNA unofficial documentation for violations 	<ul style="list-style-type: none"> Link to the "Reserve" covenants not working Add a announcement to website. 	<ul style="list-style-type: none"> Follow up With Darren from Monstorgaphix (webmaster) Update web site 	<ul style="list-style-type: none"> Brian Brian
Property maintenance	<ul style="list-style-type: none"> One house sold, the other home is processing for being sold 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> (PARK) 	<ul style="list-style-type: none">
Christmas lighting	<ul style="list-style-type: none"> Cost Light/ Decoration bids 	<ul style="list-style-type: none"> Price renegotiated with Conway Sprinkler for set up of lights by David S & Kyle Ratliff Will get bid earlier in the year 	<ul style="list-style-type: none"> Will pay original invoice, however a credit for 13 hrs will be applied to next Christmas light set up Have Christmas lights & decorations installed day after thanksgiving. 	<ul style="list-style-type: none"> Sam/Kyle
Financials	<ul style="list-style-type: none"> POA collection of yearly dues CPA has extended to the POA board a cheaper rate for services Cleanup of the books due to poor labeling 	<ul style="list-style-type: none"> 30 Bills outstanding that need to be addressed by board Lengthy discuss on trying services x 1 year, due to 	<ul style="list-style-type: none"> Mike will rebill, Will follow up on bill pay next meeting Motion by Mike S. to pay, David S- 2nds. All agree 	<ul style="list-style-type: none"> Mike

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	<ul style="list-style-type: none"> of categories Accept financials for month 	<ul style="list-style-type: none"> practical cost. Cost 360.00 a year, current rate for Mike to work with CPA- &150./HOUR Change some categories or label financial categories to be more appropriate Motions by Mike S to accept minutes. David S-2nds. 	<ul style="list-style-type: none"> Take a vote next session All approve financial minutes 	
Violations	<ul style="list-style-type: none"> Lost Canyon Address 5250 House on corner of Lost Canyon and Warwick hills 	<ul style="list-style-type: none"> Continues to have trailer in drive way and tries to hide with vehicles Trailer out 	<ul style="list-style-type: none"> Awaiting for response, sent by registered mail (Park) 	<ul style="list-style-type: none"> David
Sunshine Committee	<ul style="list-style-type: none"> LuAnn and Kathy Martin will work together as the sunshine committee for phase 1 of CVNA 	<ul style="list-style-type: none"> none 	<ul style="list-style-type: none"> none 	<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"> (Park) 	<ul style="list-style-type: none"> David
New business	<ul style="list-style-type: none"> none 		<ul style="list-style-type: none"> 	<ul style="list-style-type: none">
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 	<ul style="list-style-type: none"> Kyle
Adjournment	<ul style="list-style-type: none"> Motion to adjourn by Mike S, Jim M 2nds 	<ul style="list-style-type: none"> Next meeting will be on Monday Jan, 21th. 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

**Next Meeting: Mass E-mail company to send out info to CVNA, LuAnn- "Policy & Procedures", and Compensation for CVNA board.
Next meeting Feb 18th, 2013. 6:00**

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DATE:	1-21-2013	TIME:	6:00 p.m.	PLACE:	CVCC
ADJOURN MEETING: 7:00 pm	Meeting adjourned at 7:00 p.m. By: _____ Brian H. Odom_____			Date: Jan 21, 2013	