

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

DATE:	05-20-2013	TIME:	6:10 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	X	Ken Lilley		
X	Jim Campbell	X	Brian Odom		
X	Kyle Ratliff	X	Jim Murphy		
A	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 6:10pm and the POA Board approved the minutes from the March meeting @ 630.	Kyle R made motion to approve, Luann- 2nds.	Minutes approved	
Website	<ul style="list-style-type: none"> Update website so all Architecture forms can go to David Smith Add information for garage sale 	<ul style="list-style-type: none"> None none 	<ul style="list-style-type: none"> website update 	<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 	None	<ul style="list-style-type: none"> Continue to work on process for architecture committee 	<ul style="list-style-type: none"> David
Christmas Decorations	<ul style="list-style-type: none"> No word on current status 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> 	<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 members that have not paid. List decreased considerably. Still some outliers. Mike not present to give report for financials 	<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"> All POA members to follow on outstanding non-payment at assigned addresses 	<ul style="list-style-type: none"> Mike POA board

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Violations	<ul style="list-style-type: none"> David S to follow up with cont. violations 	David to discuss with neighbors on 5280 Lost canyon about a screen/privacy fence near driveway needs to be adherent to covenants restrictions	<ul style="list-style-type: none"> David S follow-up 	<ul style="list-style-type: none"> David
Guest	Linda Bean Ballard lb.ballard@yahoo.com presented to board to discuss high traffic & construction trucks on Baytown Dr. She comes as a representative with a sheet that multiple neighbors have signed wanting action if possible.	Mrs. Ballard comes representing the neighborhood with concerns of potential injury from heavy trucks and machinery moving fast down Baytown. POA community wanting to know if something can be done?	Hal Crafton may finish construction on the connection road from Tyler to Warwick Hills in next few weeks, but this may bottleneck traffic to Baytown for a few months because road will have to be shutdown to lay pavement and address drainage	<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 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. He has not processes information through is admin. Asst. 	<ul style="list-style-type: none"> Kyle has contacted Hal and paperwork is being drawn up by Hal's assistant to acquire property 	<ul style="list-style-type: none"> Waiting for paperwork/Admin (CONT) 	<ul style="list-style-type: none"> Kyle
New business	<ul style="list-style-type: none"> Change of the treasurer duties over to an accounting firm due to increasing work and risk of liability and volume of membership 	<ul style="list-style-type: none"> Ben Thompson accounting firm will handle all accounting duties at the first of physical year and Luann Deere has agreed to be the treasurer for 2013-2014 and to work with the current treasurer Mike Stout to get information and data ready and 	<ul style="list-style-type: none"> Kyle R made a motion to move accounting/treasurer duties to Ben Thompson accounting. David S 2nds All vote yes 	<ul style="list-style-type: none"> Luann

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		transitioned to new firm. All members discussed information with no cons		
Adjournment	<ul style="list-style-type: none"> Motion to adjourn by Kyle R, Jim C 2nds 	<ul style="list-style-type: none"> Next meeting will be on Monday June 24th. 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 Fee waivers for POA board members
Will need a new CV POA president

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ADJOURN MEETING: 7:20 pm	Meeting adjourned at 7:20 p.m. By: _____ Brian H. Odom _____	Date: June 12, 2013
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