

Wednesday, August 8th 2013

6:09- President Kyle Ratliff called the meeting to order and welcomed everyone.

1. Introduction of current board members
 - a. Jim Campbell
 - b. Jim Murphy
 - c. David Smith – Off going Vice President, New President
 - d. Luann Deere – New Treasurer
 - e. Brian Odom – Secretary
 - f. Mike Stout – Off going Treasurer
 - g. Ken Lilley – New Vice President
 - h. Sam Glover – not present
 - i. Kyle Ratliff – Off going President
2. Agenda
 - a. Reggie Rose will provide a club update.
 - b. Kyle Ratliff will discuss past projects.
 - c. Kyle Ratliff will discuss upcoming projects – what do you want neighborhood to do... we want ideas from you.
 - d. Mike Stout will provide an update on financials.
 - e. David Smith will discuss the architecture and landscaping.
 - f. Kyle Ratliff will guide the election of two open board positions.
 - g. Open discussions
 - h. New business
 - i. Adjourn
3. Reggie
 - a. Kyle has done a great job as President last 2 years. Looking forward to working with David Smith.
 - b. Club has had great year from membership ... held strong, not much attrition. As new people move into town and build homes out here, we try to get them engaged. We want people who live out here to be involved. Not everyone is a golfer, and that is ok, get a social membership. Got some people involved by sending out social membership cards last year. Your involvement means the club will be successful.
 - c. No big projects, not a whole lot going on, weather has been great. Has not bought any water this year. Last year was a rough year but we made it through, this year has been a better year. Last couple of years the golf carts have been a big issue... it is better this year. Because of parents and because of Conway Police Department. Some parents were upset because there were kids who did receive a ticket - but we did ask them to do that... this group asked them to do that. Going forward, talking about our junior program... we have got to have kids out here. These kids are the ones who become our full members. We try to keep them involved.

- d. Right now more than ever, we are hitting every demographic for our club. All of them... for retired women and men we have fitness center, golf, pool, events. All the way down to the young kids. We have had 25-26 kids at our CVCC Kids Camp this year. We are really doing everything we can to hit on every demographic. That is what makes us a healthy club.
 - e. Pool backwash on golf course – we will have to address it at some point. I look at it differently than a homeowner. You would think it helps by putting water on the course, but it causes other fairly significant issues (mosquitos being one). We will have to get some guidelines set that mutual parties can agree upon.
 - f. Questions or complaints or compliments:
 - i. Course looks great!
 - ii. How many members do we have? Between 538-542 full members. We hover around those numbers. We will have some attrition but normally when April rolls around we will gear back up. It was the end of May this year before I had a rain out on either of the days this year. Last year, net loss of 3 members in July. This year, net gain of 4 members in July.
 - iii. Is there a max? We have always said 550 but since 2008 it has been down a little bit. It is a good workable number. These days you have to have a fairly large membership to have the debt we have and be able to continue.
 - iv. Is there any plan on how to handle the geese? We have called around and done everything legally we can do. The AR Game and Fish are easy to work with... the Federal Game and Fish are different to work with. We will try again with some fireworks. It is a horrible problem.
 - v. Ponds on 14 and around the green on 13 – how long will they be muddy? Until all the yards get put in. As soon as those folks build and we get some grass, they will clear up.
4. Kyle Ratliff – Past projects
- a. Upgraded entrances lighting – we talked about it last year. The original lights were done in 1999 and were not done very well. 20 years of landscaping, mulch, lights going out, issues, Christmas decorations, etc. We didn't have the voltage to do it. This was the main expenditure this past year.
 - b. Established an escrow account where we are putting \$10,000 per year in escrow. For years, the POA was running on what funds they had. So, we put our 2nd payment of \$10,000. Over the next month or two we will deposit our 3rd payment of \$10,000. That will put us at \$30,000 which is the cap.
 - c. Starting in August, we hired an accounting firm to handle our money. Our neighborhood is growing and we have large funds and need assistance for this.
 - d. We acquired a sliver of land – as you enter the Reserve, the practice green is on the right. There is a small sliver of land on the left. We approached Hal Crafton and he gave it to us. We now own it and have to mow it, pay taxes on it, but we can also put something on it. Please be thinking of what you might like to see on this.

- e. This year we implemented a more formal architecture review process. Everything flowed through David Smith. It has been better – and this will continue.
 - f. Added 5 additional speed bumps. For the people who didn't like them... congrats didn't get 13 – for people who wanted them, sorry you only got 5. David Smith is the official speed bump expert, if you have any questions, call him.
 - g. Last 2 years, we have actually had a full board. This has not happened consecutively. It has now happened for last 2 years. To encourage people to be a board member, if you make 8 of 11 meetings, your dues are paid for the year.
 - h. Lot better job keeping minutes up to date and on the website thanks to Brian Odom.
 - i. Try to continue to strengthen compliance with our covenants. Trash cans need to be in garage. Trailers should be either in the garage or find a place to store it.
 - j. Golf carts – haven't had near the incidents in the golf carts. I used to get phone calls and it has toned down this year.
 - k. Questions?
5. Kyle Ratliff – Upcoming projects
- a. Road from Tyler almost completed. This will be a lot better for those of you who live over in that area where the houses are being completed. We will have to work with Hal regarding how the entrance goes. If you are on the cart path, there are 4-5 acres that are owned by 4-5 individuals and not the club. So – decision will have to be made as to where the entrance will be. (Entrance, landscapes, lights).
 - b. Re-landscaping the entrances – already mentioned that these will be done this year.
 - c. Sliver of land – what will go on it? We will be discussing this.
 - d. Luann is fired up about doing more social events – hopefully will see more of those in the future
 - e. Encourage your new neighbors to contact us via the website or call us.
 - f. Christmas decorations – that is always a fun discussion for the board. Some members want it really done up elaborate – some don't want their money spent on Christmas decorations.
 - g. As the new phase of Reserve is opened and finished, we will have to order our Centennial stop signs. Board has to pay for those signs and Craig Cato installs them. They are not cheap. That will be an expense.
 - h. Try to continue to do a better job communicating and staying on top of covenants this next year.
 - i. How do we report violations of the code – and to whom? To any of the board members – e-mail or call us. We try to do the best we can with giving people additional time, but if you have a trailer that has been sitting there for 4 weeks.
6. Mike Stout – Financial
- a. You should have 2 packets – one for what last year looked like and one is what we think this year will look like. If you didn't get it – let us know.
 - b. As Kyle addressed a moment ago... board voted to get a new accounting firm. Information presented today is from the accounting firm. First thing is the balance sheet. Where we are right now, both in checking and savings. This one has a \$350

difference, have to investigate. The second sheet is the profit/loss. How much money we collected and how we spent it. First question we had was that we went into the hole \$7,000 how did we do that? Repairs and maintenance other – 1 was new electrical stuff on entrances, 1 was signs. Good thing about the new system – you can click on the category and it will open a window and give you details regarding what was included in the category (checks).

- c. New budget – new home assessment is a big “if” – unsure about how many new homes will be built. This year we billed 234 people for new homes. Now, the new area is not on our books, but when he turns it over to us, it will be. Billing and trying to keep up with who is where has been a big challenge. Title companies will now contact us when they close so we will know when to collect money for new homes. We have to put our reserve aside (\$10,000). We also have a category – “Improvements” for anything that you guys want done, the board will have to decide if we have the money or not.
- d. Questions
 - i. Cable tv – is for the security camera and IP address? Yes
 - ii. Who is the new CPA? – Ben Thompson and Associates
 - iii. Will accounting firm take over billing? Yes- will be able to take over the billing.
 - iv. Accounts receivable – why is there a breakdown between CVNA and Fairways? Previous treasurer had set it up that way.
- e. Any further questions regarding financials should be directed to Luann Deere.

7. David Smith

- a. Thank everyone for showing up and showing involvement and dedicating time to the neighborhood. Purpose of the board is to keep this the premier neighborhood in Conway. I think it is now – so we need to keep it that way. The 9 board members dedicate their time to do that for you. Please stay involved. Help us keep the neighborhood what it is
- b. Architecture control committee- needed a point of contact. Before the process would take weeks, maybe not be completed at all. Now, the average time to get them approved is 4 days. Last house plans were approved in 1 day. We track everything that comes in and will continue to do that. The architecture control committee will review house plans, pools, landscaping plans. Most problems are not with the house plans but really boil down to fences, fence lines, garages that face the street. We review them according to the covenants.
- c. Landscaping – reworking some of the older entrances. That is everyone’s first look at our neighborhood.
- d. Is there a place on the website that shows square footage requirements on each lot? They are listed on the covenants. Any remedy to homes that are built smaller than allowed per covenants? What is the remedy? Frustrating to the home owners. Question about the taxes... Luann has details of this discussion.
- e. Note for speed bumps – if you don’t like them you are driving too fast. Speed limit is 20 mph – please be vocal if you see someone doing that.

8. Kyle Ratliff
 - a. Elections – We have 2 openings with 3 nominations. Good problem to have. Have had really good participation this past year. As I leave, want to thank those who have served on the board. Really appreciate it.
 - b. Three nominations: Jim Bynum, Judy Porter and Kenny Kinley.
 - i. Jim – retired principal lived in neighborhood for 1 year. Glad to be here.
 - ii. Kenny – lived here 6 years, works as Chief Information Officer at the Arkansas Heart Hospital
 - iii. Judy – lived in Centennial third time.
 - iv. Voting took place via paper ballot. New board members are: Kenny Kinley and Jim Bynum.
 - c. Amendments and changes
 - i. Have to have 75% of people in the neighborhood to make any amendments or changes.
9. Kyle Ratliff- Open discussion
 - a. Charlotte – Was the organizer of Keeping Conway Beautiful. When she first built in 1999 in Centennial, we did not have curbside recycling. She had to organize it. The Conway City code that trash can and recycling bins only go out by 5pm the evening before and taken in by 7am the next day. If there is a holiday – they will not pick up that week. If you have a large piece of cardboard, set it out next to the trash – they will pick it up. Any questions? The Conway Sanitation Department website had the details.
 - b. Anyone hear anything else about the gunshots the other night? No. Three night ago, around the 18th hole area, there were gunshots. People called cops from our neighborhood and apartments. Didn't know if someone was shooting geese or what?
10. Kyle – motion to adjourn the meeting. Seconded by Bryan Quinn. Meeting adjourned at 7:26pm.