

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

<b>DATE:</b>	01-21-2013	<b>TIME:</b>	6:00 p.m.	<b>PLACE:</b>	CVCC
<b>PRESIDENT:</b>	Kyle Ratliff	<b>SECRETARY:</b>	Brian Odom	<b>TIMEKEEPER:</b>	Brian Odom

<b>MEMBERS:</b>							
"X" In attendance; "A" Absent; "S" Substitute sent; "R" Representative attended; "G" Guest							
<b>A</b>	Sam Glover	<b>X</b>	Ken Lilley				
<b>A</b>	Jim Campbell	<b>X</b>	Brian Odom				
<b>A</b>	Kyle Ratliff	<b>X</b>	Jim Murphy				
<b>X</b>	Mike Stout						
<b>X</b>	Luann Deere						
<b>X</b>	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"> <li>Link not working</li> <li>POA Board members targeted with fictitious CVNA unofficial documentation for violations</li> </ul>	<ul style="list-style-type: none"> <li>Link to the "Reserve" covenants not working</li> <li>Add a announcement to website.</li> </ul>	<ul style="list-style-type: none"> <li>Follow up With Darren from Monstorgaphix (webmaster)</li> <li>Update web site</li> </ul>	<ul style="list-style-type: none"> <li>Brian</li> <li>Brian</li> </ul>
Property maintenance	<ul style="list-style-type: none"> <li>One house sold, the other home is processing for being sold</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li><b>(PARK)</b></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
Christmas lighting	<ul style="list-style-type: none"> <li>Cost</li> <li>Light/ Decoration bids</li> </ul>	<ul style="list-style-type: none"> <li>Price renegotiated with Conway Sprinkler for set up of lights by David S &amp; Kyle Ratliff</li> <li>Will get bid earlier in the year</li> </ul>	<ul style="list-style-type: none"> <li>Will pay original invoice, however a credit for 13 hrs will be applied to next Christmas light set up</li> <li>Have Christmas lights &amp; decorations installed day after thanksgiving.</li> </ul>	<ul style="list-style-type: none"> <li>Sam/Kyle</li> </ul>
Financials	<ul style="list-style-type: none"> <li>POA collection of yearly dues</li> <li>CPA has extended to the POA board a cheaper rate for services</li> <li>Cleanup of the books due to poor labeling</li> </ul>	<ul style="list-style-type: none"> <li>30 Bills outstanding that need to be addressed by board</li> <li>Lengthy discuss on trying services x 1 year, due to</li> </ul>	<ul style="list-style-type: none"> <li>Mike will rebill, Will follow up on bill pay next meeting</li> <li>Motion by Mike S. to pay, David S- 2nds. All agree</li> </ul>	<ul style="list-style-type: none"> <li>Mike</li> </ul>

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	<ul style="list-style-type: none"> <li>of categories</li> <li>Accept financials for month</li> </ul>	<ul style="list-style-type: none"> <li>practical cost. Cost 360.00 a year, current rate for Mike to work with CPA- &amp;150./HOUR</li> <li>Change some categories or label financial categories to be more appropriate</li> <li>Motions by Mike S to accept minutes. David S-2nds.</li> </ul>	<ul style="list-style-type: none"> <li>Take a vote next session</li> <li>All approve financial minutes</li> </ul>	
Violations	<ul style="list-style-type: none"> <li>Lost Canyon Address 5250</li> <li>House on corner of Lost Canyon and Warwick hills</li> </ul>	<ul style="list-style-type: none"> <li>Continues to have trailer in drive way and tries to hide with vehicles</li> <li>Trailer out</li> </ul>	<ul style="list-style-type: none"> <li>Awaiting for response, sent by registered mail</li> <li><b>(Park)</b></li> </ul>	<ul style="list-style-type: none"> <li>David</li> </ul>
Sunshine Committee	<ul style="list-style-type: none"> <li>LuAnn and Kathy Martin will work together as the sunshine committee for phase 1 of CVNA</li> </ul>	<ul style="list-style-type: none"> <li>none</li> </ul>	<ul style="list-style-type: none"> <li>none</li> </ul>	<ul style="list-style-type: none"> <li>LuAnn</li> </ul>
Landscaping	<ul style="list-style-type: none"> <li>Flower bed clean out</li> </ul>	<ul style="list-style-type: none"> <li>Wait till 2013 to address</li> </ul>	<ul style="list-style-type: none"> <li><b>(Park)</b></li> </ul>	<ul style="list-style-type: none"> <li>David</li> </ul>
New business	<ul style="list-style-type: none"> <li>none</li> </ul>		<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
New Land	<ul style="list-style-type: none"> <li>Hal Crafton has offered POA a small piece of land at the left hand entrance of the Reserve.</li> </ul>	<ul style="list-style-type: none"> <li>POA needs to acquire</li> </ul>	<ul style="list-style-type: none"> <li>Waiting for paperwork/Admin</li> </ul>	<ul style="list-style-type: none"> <li>Kyle</li> </ul>
Adjournment	<ul style="list-style-type: none"> <li>Motion to adjourn by Mike S, Jim M 2nds</li> </ul>	<ul style="list-style-type: none"> <li>Next meeting will be on Monday Jan, 21th. at 6:00 p.m. CVCC</li> </ul>	<ul style="list-style-type: none"> <li>Meeting adjourned.</li> </ul>	
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 18 <sup>th</sup> , 2013. 6:00				

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