

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

<b>DATE:</b>	04-01-2013	<b>TIME:</b>	6:10 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					
X	Sam Glover	A	Ken Lilley		
A	Jim Campbell	X	Brian Odom		
X	Kyle Ratliff	X	Jim Murphy		
X	Mike Stout				
X	Luann Deere				
A	David Smith				

<b>Summary of Topics, Decisions/Conclusions and Next Step/Action:</b>				
<b>TOPIC</b>	<b>MAIN POINTS</b>	<b>DECISIONS/CONCLUSION</b>	<b>NEXT STEPS/ACTION</b>	<b>PERSON RESPONSIBLE for FOLLOW UP</b>
Approval of minutes	Meeting began at 6:10pm and the POA Board approved the minutes from the January meeting @ 615.	Kyle R made motion to approve, LuAnn D- 2nds.	Minutes approved	
Website	<ul style="list-style-type: none"> <li>Link not working</li> <li>Called Darren from Monstorgaphix x 2, and emailed x 1. No response on either communique. Last phone call was on 2-25-13.</li> <li>Darren has responded 4-07-13, correcting problem, Did not receive a bill from him for previous work on the website</li> </ul>	<ul style="list-style-type: none"> <li>Link to the "Reserve" covenants not working</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>
Architecture committee	<ul style="list-style-type: none"> <li>Concern that approve for new structures is not efficient and getting done. New structures have been built and no approval from committee has been received or confirmed.</li> <li>David S. has volunteered to take over this committee and devise a plan to monitor and make process more fluid/efficient.</li> </ul>	<ul style="list-style-type: none"> <li>LuAnn D has volunteered to call banks and make them aware of CV POA architecture review process so this approval can be prompted before building.</li> <li>Motion by Kyle for David to take this project on. Sam 2nds. All approve</li> </ul>	<ul style="list-style-type: none"> <li>LuAnn to follow up</li> <li>David to work on architecture process</li> </ul>	<ul style="list-style-type: none"> <li>LuAnn</li> <li>David</li> </ul>

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Christmas Decorations	<ul style="list-style-type: none"> <li><b>Lights by Sparky-</b> Has sent a letter wanting compensation for Christmas decorations, gas and labor for work done for 2012 Christmas decorations. Work done was not to the satisfaction of the board and multiple POA members complained. Sparky was called and decorations were taken down. Sparky has submitted an invoice with cost and labor for the decorations. Sam G has invoice.</li> </ul>	<ul style="list-style-type: none"> <li>POA attorney has contacted "Lights by Sparky" owner and made offer by the board. Currently, awaiting response from the owner of company.</li> </ul>	<ul style="list-style-type: none"> <li>Discuss with POA attorney for follow up when respondent sends a response communication</li> </ul>	<ul style="list-style-type: none"> <li>Sam</li> </ul>
Financials	<ul style="list-style-type: none"> <li>Review of financial minutes. Currently there are issues with dates and data amounts on the Profit &amp; Loss sheet and the Trial balance form.</li> <li>New form generated with POA members who have not paid current 2013 dues. POA members have taken names and will determine if POA members have received the current bill or have paid. Some members on list were removed, due to no longer living in POA community</li> <li>Mike S to pay off amount of initial fee of 300.00 for property on Burnt Pine</li> </ul>	<ul style="list-style-type: none"> <li>Mike S. made a motion to approve financial documents, but there was no second. Minutes need to be corrected and revised.</li> <li>Mike has the current addresses of members in question and will send out addresses to each board member for follow-up.</li> <li>POA board members will determine status of bills/payment on current POA dues for 2013</li> <li>Fee was to be paid in January</li> </ul>	<ul style="list-style-type: none"> <li>Mike to revise minutes and send out to board members.</li> <li>Mike will send out a spreadsheet with addresses</li> <li>Board members to determine status of bills</li> <li>Mike to pay fee on property</li> </ul>	<ul style="list-style-type: none"> <li>Mike</li> <li>Mike</li> <li>POA board</li> <li>Mike</li> </ul>
Violations	<ul style="list-style-type: none"> <li>Lost Canyon Address 5240- POA members have submitted a possible revision to get into compliance with violations of trailer and garbage cans being visible from the property, Board has looked at possible modification put forth by respondents. Not acceptable</li> </ul>	<p>David not present for meeting</p> <p>Reported that David has sent out letters for violations</p>	<ul style="list-style-type: none"> <li><b><u>PARK/Hold:</u></b> Follow up with POA president and V.P. for follow up with POA respondents.</li> <li><b>(Park) Uncertain of the current violations</b></li> </ul>	<ul style="list-style-type: none"> <li>David</li> <li>David</li> </ul>

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**Summary of Topics, Decisions/Conclusions and Next Step/Action:**

TOPIC	MAIN POINTS	DECISIONS/CONCLUSION	NEXT STEPS/ACTION	PERSON RESPONSIBLE for FOLLOW UP
	<ul style="list-style-type: none"> <li>House on corner of Lost Canyon and Warwick hills</li> </ul>			
Sunshine Committee	<ul style="list-style-type: none"> <li>LuAnn D. has secured Gazebo for social meeting and annual meeting for July 18<sup>th</sup>, 2013. Awaiting response from Reggie Rose on dates in December for Christmas party dates..</li> </ul>	<ul style="list-style-type: none"> <li>None.</li> </ul>	<ul style="list-style-type: none"> <li>LuAnn awaiting response from Reggie Rose.</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>Cont. (Park)</b></li> </ul>	<ul style="list-style-type: none"> <li>David</li> </ul>
New business	<ul style="list-style-type: none"> <li>Concern from CVCC that POA members are draining pools and backwashing onto CVCC golf course/property.</li> <li>Jim M reports Board needs to be accurate and board members need to review all covenants prior to next meeting for any changes to Bi-laws.</li> </ul>	<ul style="list-style-type: none"> <li>Unsure what POA board can do?</li> <li>Drainage of pools can be addressed in covenants of new 40 lots of west reserve property.</li> <li>Board members to review covenants for possible changes coming at the annual meeting.</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>Kyle has contacted Hal and paperwork is being drawn up by Hal's assistant to acquire property</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 Sam G, Kyle 2nds</li> </ul>	<ul style="list-style-type: none"> <li>Next meeting will be on Monday April 22nd. 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**

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Policy and Procedures discussion for changes in the Centennial by-laws- several items need to be reviewed.				
<b>DATE:</b>		<b>TIME:</b>		<b>PLACE:</b> CVCC
<b>ADJOURN MEETING:</b> 7:15 pm		<b>Meeting adjourned at 7:15 p.m.</b> By: _____ Brian H. Odom _____		Date: <u>April 1st, 2013</u>