

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

DATE:	06-24-2013	TIME:	6:12 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				
X	Jim Campbell	X	Brian Odom				
X	Kyle Ratliff	A	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 6:15pm and the POA Board approved the minutes from the March meeting @ 630.	Sam G made motion to approve, Jim C- 2nds.	Minutes approved	
Website	<ul style="list-style-type: none"> Update website so all Architecture forms can go to David Smith Add information for next board meeting times and for social afterwards Contact Charlie Crossman for Annual signs with "Luau" theme (501-908-6766) 	<ul style="list-style-type: none"> None None Kyle to call for signs 	<ul style="list-style-type: none"> website update 	<ul style="list-style-type: none"> Brian Brian Kyle
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 	<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"> Motion by Brian O to accept minutes, Jim C 2nds, all approve Mike and LuAnn 	<ul style="list-style-type: none"> Mike Mike and Luann

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	considerably. Still some outliers. <ul style="list-style-type: none"> Mike and LuAnn to coordinate the transition of Treasure position to new accounting firm and try to get up to date. 			
Violations	<ul style="list-style-type: none"> David S to follow up with cont. violations Current violations which need to be addressed: <ol style="list-style-type: none"> Trailer out 5240 Baytown Trailer, trash cans, wheel barrows out on 4935 Bayhill Trailer out in Backyard covert on Sawgrass Property owner on 4515 Bayhill refused certified letter from POA for 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"> Follow up with letter for first violations 	<ul style="list-style-type: none"> David S follow-up David to contact 	<ul style="list-style-type: none"> David David
Street Work	<ul style="list-style-type: none"> Street work estimated to be completed by middle to late July near Tyler and Hole 12. Stop Sign on corner of Baytown and Burnt pine needs to be fixed 	<ul style="list-style-type: none"> None Call Craig Cato (501-779-2704) 	None <ul style="list-style-type: none"> Fix sign 	<ul style="list-style-type: none"> Ken L
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"> Kyle has received deed to land, taxes will be \$16.00 a year near the corner of Baytown and reserve entrance 	<ul style="list-style-type: none"> none 	<ul style="list-style-type: none"> Mike S will file deed at the courthouse 	<ul style="list-style-type: none"> Mike
New business	<ul style="list-style-type: none"> Board members to not pay yearly fees on the board, but still have to pay the initial \$300.00 initiation fee. (new home assessment) Ideas for future projects for POA board 2013-2014 Annual Board meeting will be scheduled for 	<ul style="list-style-type: none"> Motion by Kyle R, Board members: 1. Have to make 8/11 meetings to be available to have their yearly fee waived. Jim C 2nds the motion, all agree, motion passes to begin 	<ul style="list-style-type: none"> Motion passes for board member fee waiver when making 8/11 meetings 	

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	August 8 th , Starting at 6:00, and then a "Luau" theme social/party starting at 700.	August 2013 <ul style="list-style-type: none"> Board members need ideas for new projects: possible entrances to new Reserve area and street entrances, Pavilion on the land? none 		
Adjournment	<ul style="list-style-type: none"> Mike to send out mass email to POA neighborhood via the contacts list 30 days prior to meeting 	<ul style="list-style-type: none"> Next meeting will be on Monday July 15th. at 6:00 p.m. CVCC 	<ul style="list-style-type: none"> Meeting adjourned. 	<ul style="list-style-type: none"> Mike

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				
DATE:		TIME:		PLACE: CVCC
ADJOURN MEETING: 7:00 pm	Meeting adjourned at 7:00 p.m. By: _____ Brian H. Odom _____ Date: <u>July 14, 2013</u>			