

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

DATE:	February 9, 2015	TIME:	6:00 p.m.	PLACE:	CVCC
PRESIDENT:	David Smith	SECRETARY:	Linda Beene Ballard	TREASURER:	LuAnn Deere

MEMBERS:					
"X" In attendance; "A" Absent; "S" Substitute sent; "R" Representative attended; "G" Guest					
X	David Smith	X	Shane Henry		
X	Jim Binam	X	Phyllis Simon		
X	Linda Ballard	X	Ted Smith		
X	LuAnn Deere	X	LaTresha Woodruff		
X	Kris Adams				

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	For meeting date of January 5, 2015	David moved, Jim seconded to approve minutes, motion passed	Upload minutes to website	Linda
Treasurer's report	Aging summary reviewed; changes in owners of lots discussed. Discussion about sending letters to those violating covenants.	LuAnn moved three CD's currently at Centennial Bank be rolled over, Jim seconded, motion passed. David moved, Phyllis seconded to send letters March 1, have until March 31 @ 5:00 p.m., then put lien on property.	Reinvest CD funds Send letters	LuAnn Attorney Jason Bolden for CVNA Board
Ratifying electronic votes	Replacing security camera modem of Jan 8 5140 and 5150 Lost Canyon violations, Dec 26 4515 Sawgrass Cove violation, Dec 26 & Jan 13 1910 Cent. Club landscaping project, Jan 7	Motion made by David, seconded by Ted to ratify electronic votes.	Follow up as appropriate	
Security cameras	David asked Kris to conduct more analysis on each bid and give recommendation to Board		Continued analysis	Kris and Ted
Revision of Bylaws	Shane reported progress on revision of Bylaws	First draft will be ready by March meeting		Shane
Speed bump update	LaTresha has been successful in agreement by City to pain speed bumps. A speed bump will be installed near cart path on Warwick Hills Drive.	LaTresha will provide number and location of speed bumps to City.	Contact with City of Conway	LaTresha

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Bay Hill Fence	David reported that homeowner will check cost of repairing fence without removing section.	Will continue discussion.		
CVNA Directory	Phyllis reported positive responses from a survey on creation of a CVNA Directory.	Lu Ann moved, Shane seconded sending Directory to homeowners, motion passed.	Was agreed that Phyllis would also send a letter hoping to get email addresses.	Phyllis
Landscaping of entrances	Plans are in works to re-landscape entrances at Centennial Club near Clubhouse and also at Bay Hill at Hogan	LuAnn and Linda will work on design, get bids and present at next meeting.	Contact landscaping consultant	LuAnn & Linda
Covenant Violations	<p>G. Salter confirmed his directing "no parking" on vacant lot he owns at 5150 Lost Canyon. Trailer remains in driveway at 5140 Lost Canyon, and second email will be sent to homeowner.</p> <p>Questions include why several large, work-related trucks are routinely in driveway at 5125 Bay Town and if potentially dangerous gases are stored in trucks or garage.</p> <p>Violation issue at 4935 Bay Hill appears closed.</p> <p>Garbage can screening fence erected at 4515 Sawgrass Cove was erected without Board approval.</p> <p>Need arises to coordinate with Blankenships for cutting of all trees not marked. Wood will be left for property owner to remove.</p> <p>Homeowner complained about 5265 Bay Town,</p>	<p>Lot needs "no parking" or "no trespassing" signs.</p> <p>David moved, Kris seconded & motion passed to send data on January violations to attorney Jason for fining homeowners accordingly.</p> <p>Observation will continue.</p> <p>Garbage can screening fence appears to be acceptable.</p> <p>Jim will coordinate with Blankenships.</p> <p>Lot should be mowed regularly and</p>	<p>LaTresha will check on needs for signs.</p> <p>David will notify attorney Jason of Board's decision to fine homeowners for covenant violations.</p> <p>David will discuss w/lot owner</p>	<p>LaTresha</p> <p>David</p> <p>Jim</p> <p>David</p>

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	a vacant lot at owned by Greg Lock Construction	pile of brush/pallet should be moved		
Photos for violation record	Board attorney Jason Bolden has confirmed that taking pictures in public areas is not illegal.	Use of photographs for record of violations will continue.		
Spring photos	Requests are made for spring photos to be added to CVNA website.	Photos should be sent to Shane Henry for uploading to website.		Shane
Adjournment	Linda moved, Ted seconded to adjourn at 7:48 p.m., motion passed.	Next meeting will be Monday, March 9, 2015 at 6:p.m.	Tentative plans call for meeting on April 20, 2015	David
ADJOURN MEETING: Meeting adjourned at 7:48 p.m. By: Linda Beene Ballard Date: <u>February 9, 2015</u>				