

**CENTENNIAL VALLEY NEIGHBORHOOD ASSOCIATION  
MINUTES for Board Meeting**

<b>DATE:</b>	January 11, 2016	<b>TIME:</b>	6:00 p.m.	<b>PLACE:</b>	CVCC
<b>PRESIDENT:</b>	David Smith	<b>SECRETARY:</b>	Linda Beene Ballard	<b>TREASURER:</b>	

<b>MEMBERS:</b>					
"X" In attendance; "A" Absent; "S" Substitute sent; "R" Representative attended; "G" Guest					
<b>X</b>	<b>David Smith</b>	<b>X</b>	<b>Shane Henry</b>	<b>G</b>	<b>Pat Murphy, 4510 BH</b>
<b>A</b>	<b>Jim Binam</b>	<b>X</b>	<b>Phyllis Simon</b>	<b>G</b>	<b>Ron Brown, 5150 BT</b>
<b>X</b>	<b>Linda Beene Ballard</b>	<b>X</b>	<b>Ted Smith</b>	<b>G</b>	<b>LuAnn Deere, 4205 BH</b>
<b>X</b>	<b>Marcus Nichols</b>	<b>X</b>	<b>LaTresha Woodruff</b>	<b>G</b>	<b>Katie Landberg, 4620 SC</b>
<b>X</b>	<b>Kris Adams</b>	<b>X</b>	<b>Peggy Woosley</b>		

<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>
Call to Order	David called meeting to order at 6:00 p.m.			
Approval of minutes	For meeting dates of November 16 & 23, 2015	David moved, Marcus seconded & passed to approve Nov 16 regular monthly meeting and Nov 23, 2015 special meeting minutes.	Upload minutes to website	Linda, Shane
Treasurer's report	Phyllis reported on recent financial activities including transfer of records to Corey Sanders, CPA; continuing efforts are being made to correct 2015 Accounts Receivable and other records. In future, unique ID number will be used for each homeowner rather than address to facilitate accurate dues payment upon sale of homes. David reported checks from previous fiscal year to Legacy Fence (except for payment on new fence panels near corner of BH & Tyler) have been voided. Invoices will be issued by Legacy when purchases are agreed upon to be paid at later time.	Kris moved, Ted seconded & passed to authorize one signature on checks up to \$500; checks above that amount will require two signatures.	Arrange new signature cards at bank.	David, Jim
5225 BP Offers Kids Day Care	Day care services offered at this address are being advertised on Facebook and Internet sites in violation of covenants & city zoning ordinances	David moved, Kris seconded & passed to send email notifying 5225 BP homeowner of this covenant	Board members also agreed to send email reminding all homeowners of covenants which	David, Linda

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	which do not allow home businesses	violation, asking activity to cease.	are posted on website.	
Holiday decorations	Board members unanimously agreed that Crafton Designs. (Lynn & company) did a great job with limited time & poor weather conditions to secure materials from previous decorator and install.	David moved, Linda seconded & passed to approve \$239 in excess costs because previously used decorations were damaged.	Issue final 2015 payment check to Crafton Designs.	David
POA attorney	Discussion ensued about work of attorney previously engaged by Board for CVNA.	David moved, Peggy seconded & passed to ask Jason Bolden to disengage from Board representation	David will notify Jason. Linda will provide name of Hurricane Lakes attorney to Shane.	David, Linda
Dues decision for current & former Board members	Question of dues payment for 2015 current & former board members was raised;	David moved to apply Bylaws rule of dues payment if current or former Board members don't attend at least eight (8) meetings, LB seconded & passed. Ron Brown has already paid, LuAnn Deere will be billed, and Peggy will be exempt from dues payment if attending 8 meetings.	Send invoice for dues to LuAnn Deere	Phyllis
Policies & Procedures project	David again proposed development of written policies and procedures; concept is "in-writing" record of how business is conducted. Kris agreed to be POC	Kris will prepare draft of Policies & Procedures.		Kris
Coran fence maintenance charge & payment	David said invoice for Coran portion of fence repairs is \$1700 which is consistent with percentage paid by Schluterman, and invoice was sent to Coran.	David moved, Marcus seconded & passed to table this item until new attorney is engaged.		
Nuuu video recorder status	Ted reported that recorder is old and incompatible w/current equipment.	Ted moved, David seconded & passed to sell equipment on eBay; Ron Brown will help with eBay sale	Ted will manage the sale.	Ted
Security camera data storage	Kris reported good balance on camera data storage now, not being charged for overuse. One camera currently needs maintenance.	Kris will check on problem camera		Kris

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4510 BH Dues	Homeowner is having double lots re-platted by engineering firm; will move lot line 5 feet into vacant lot. Lot with existing house is #73; Pat Murphy will build on lot #72. Dues have been paid on #73.	David moved, Marcus seconded & passed to send Lot #72 new construction assessment of \$300 when home is complete and to initially invoice dues for lot #72 at pro-rated amount with future billings for lot #73 at regular annual dues rate.	Send invoice for new construction fee & pro-rated dues	Phyllis
ACC new construction form, item 4 revision	Reported that this has been corrected.			
Covenant Violations	Notices of Dec & Jan covenant violations were sent January 14.			
Miscellaneous	David reported on positive outcome of visit with 4620 Bay Hill homeowners. LuAnn Deere, guest at meeting, confirmed no CVNA items her possession. Board members agreed to change CPA address on website to Corey Sanders as soon as possible, expect later change in attorney name. Provided update on social coordinator efforts. Board members responded to questions from guests regarding removal of LuAnn Deere as Board member. Question regarding exercising of new provision in Bylaws allowing removal of Board member brought confirmation that it was unrelated to current issue. LuAnn Deere asked for specifics about why she was removed by vote of the Board, and she was referred to resolution (attached to minutes of 11/23/15 meeting) and some Board members offered additional information			
Adjournment		David moved, Kris seconded &	Next meeting date is February	

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		passed that meeting be adjourned @ 7:42 p.m.	15 at 6:00 p.m.	
<b>ADJOURN MEETING:</b> Meeting adjourned at 7:42 p.m. By: Linda Beene Ballard Date: January 11, 2016				