

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

|                   |             |                   |            |                    |            |
|-------------------|-------------|-------------------|------------|--------------------|------------|
| <b>DATE:</b>      | 05-20-2014  | <b>TIME:</b>      | 6:00 p.m.  | <b>PLACE:</b>      | CVCC       |
| <b>PRESIDENT:</b> | David Smith | <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   |   |            |   |                     |
| X  | Jim Campbell | X | Brian Odom | G | Bob/Cathy Elliot    |
|  |              | X | Jim Murphy | G | Ron Brown           |
| X  | Jim Binum    |   |            | G | Latrishia Woodruff  |
| A  | Luann Deere  |   |            | G | Ted Smith           |
| X  | David Smith  |   |            | G | Lynda/Barry Ballard |

| <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 6:05pm and the POA Board approved the minutes from the April meeting.  | David S motion to accept, Jim B 2nds.  | Minutes approved   |   |
| Website   | Need to update forms<br>.Website down, and needs repair( <b>Complete</b> )<br><br>Update website for neighborhood garage sale dates and send out constant contacts flyer  | Update the remodel form, New construction form ( <b>Complete</b> )<br><br>Update website ( <b>complete</b> )   | All forms are currently updated and all minutes are currently up to date.(as of 5-29-2014)   | Brian                                   |
| Architecture committee  | <ul style="list-style-type: none"> <li>➤ An email vote was conducted among the POA board of directors for the recent submission for a fence with columns on a new fence construction on Lost Canyon drive. Columns do not meet CV POA covenants standards.</li> <li>➤ Current discussion is that columns have not been removed and member may proceed with construction, the member was to come to meeting tonight but did not arrive.</li> </ul> | <ul style="list-style-type: none"> <li>➤ This vote was reviewed and ratified as an unanimous vote to not let member continue with construction of columns and fence</li> <li>➤ Member on lost canyon has been informed that construction of columns can be pulled 35' feet off property line of golf course and completed, but black fence is only allowed along the golf course.</li> </ul> | Vote reviewed and was unanimous for no.<br><br>David will inform member via email or phone call that columns due not meet covenants standards of Centennial Valley POA and have to be removed. | David                                   |

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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 |
| Financials   | <ul style="list-style-type: none"> <li>➤ Aging list- Reviewed list of members that have not paid</li> <li>➤ Need to discuss rest of April/May financials with treasurer present.</li> </ul>   | <ul style="list-style-type: none"> <li>➤ David S makes motion to discuss financials at next meeting, Jim C 2nds.</li> </ul>   | <ul style="list-style-type: none"> <li>• All agree. Vote passes</li> </ul>                | •                                |
| Violations   | <ul style="list-style-type: none"> <li>• 4675 Sawgrass cove- 2 trailers and a an car out on streets/driveway that needs removal</li> <li>• 1945 Centennial club- Boat in driveway</li> <li>• 5505 whistling straights- trailer in driveway</li> </ul> | Emails will be sent to the members to resolve issue, and then proceed to next step if not resolved in a timely manner   | <ul style="list-style-type: none"> <li>• David S to follow up</li> </ul>                  |                                  |
|  | ✓   | ✓   | ✓   | ✓                                |
| Landscaping  | <ul style="list-style-type: none"> <li>• Entrance @ Country club is starting to over grow and needs removal of Indian Heather.</li> </ul>   | <ul style="list-style-type: none"> <li>• David S makes a motion to have CV POA lawn service take out over-growth and replants some flowering plants at a cost of a few hundred</li> </ul> | <ul style="list-style-type: none"> <li>• All vote in favor, passes unanimously</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 |
|--------------|---|--|--|----------------------------------|
|              |   | dollars. Will get estimate. Jim B 2nds motion  |  |                                  |
|              |   |  |  |                                  |
| New business | <ul style="list-style-type: none"> <li>Lynda Beene Ballard and Ted Smith would like to serve on POA board due to recent departures of Ken Liley &amp; Kenny Kinley. Latrisha Woodruff would like to serve in August when new spots open.</li> <li>Latrisha Woodruff present would like to inform the POA membership that there will be increased police patrol in the neighborhood due to a recent break in the area of the Lost Canyon extension and because of the rise of underage drivers driving golf carts recklessly in neighborhood.</li> </ul> | <ul style="list-style-type: none"> <li>David S makes a motion to accept Lynda Beene Ballard &amp; Ted Smith as new board members, Jim C 2nds motion.</li> <li>Conway police may start fining membership due to breaking city ordinance for golf carts being on public streets</li> </ul> | <ul style="list-style-type: none"> <li>All vote- yes, passes unanimous.</li> <li>Ted Smith and Lynda Ballard added to the POA Board of Directors.</li> <li>none</li> </ul> |                                  |
| Adjournment  | <ul style="list-style-type: none"> <li>Motion to adjourn by Sam G, David S- 2nds</li> </ul>   | <ul style="list-style-type: none"> <li>Next meeting will be on Monday, June 9th. 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**

- Removal of a Board member (**Item currently Tabled**)
- Update terminology and wording in covenants to make clear on several items

|                        |                |              |      |               |      |
|------------------------|----------------|--------------|------|---------------|------|
| <b>Next Meet DATE:</b> | June 9th, 2014 | <b>TIME:</b> | 6:00 | <b>PLACE:</b> | CVCC |
|------------------------|----------------|--------------|------|---------------|------|

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| TOPIC   | MAIN POINTS | DECISIONS/CONCLUSION | NEXT STEPS/ACTION | PERSON RESPONSIBLE for FOLLOW UP |
| <b>Meeting adjourned at 730 p.m.</b><br>By: _____ Brian H. Odom _____ Date: 5-29-2014 |             |                      |                   |                                  |