

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

DATE:	January 5, 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	LuAnn moved, Jim seconded to approve minutes, motion passed.	Upload minutes to website	Linda
Treasurer's report	LuAnn discussed Aging Accounts, need help from Title Companies to report home owner changes. A form sent to owners of double lots releasing their legal right to a second vote in return for paying only one assessment has not been returned by those billed.	Treasurer's report filed for audit.		LuAnn
Security cameras	Ted discussed current problems, David asked for this to be priority.	Ted agreed to get existing camera on Tyler working, Kris agreed to get RFP for new equipment out soon for action at next meeting.	Board members will review RFP; agreed to possibly revise purchase from proposals based on affordability after review.	Ted and Kris
Revising bylaws and covenants	Shane will provide list of issues and topics for Board member consideration; goal is to maintain consistency. Use of electronic meetings will be included.	Motion to pursue effort to revise covenants and bylaws with Jason's assistance was voted on 9/15/14 meeting.	Shane will distribute list of potential covenant and bylaw change topics for Board review.	Shane
Painting speed bumps	LaTresha has had further discussion with city officials, more to come on allowing CVNA to paint.	.		LaTresha

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Entrance sign cleaning and painting	Linda reported that cleaning of entrance signs has been completed and paid under budget. Signs at Bay Hill & Tyler need to be repainted as well as letters on two Fairways signs.	Phyllis moved, LaTresha seconded to approve up to \$500 for painting signs, motion passed.	Linda will secure resources for project and supervise completion.	Linda
Discussion of requesting 3-way stop signs	David raised the question of requesting City officials to approve three-way stop signs at intersection of Warwick Hills and BayTown Dr.	Jim moved, LuAnn seconded to ask for 3-way signs at this intersection, motion passed.	David will pursue this effort and report at next meeting.	David
Bay Hill fence	David spoke to property owner of 5105 Burnt Pine whose lot borders Bay Hill Dr. on east where metal fence needing repainting. Ownership of fence and options for repair were discussed by board members.	Further discussion expected on responsibility for fence maintenance and options for financing Bay Hill fence repainting or repair. Owner of home on Oakhurst with similar fence will also be approached.	David and perhaps other board members will pursue discussion in preparation for next meeting.	David
Covenant violations	Draft letters for Lost Canyon Dr property owners Risinger @ 5140 Lost Canyon and Salter @ 5150 Lost Canyon were distributed for review and discussion ensued. Information was provided for letter to owner of 5125 Bay Town about property being used for business purposes. Letter to Piraino @ 4935 Bay Hill was discussed. Mention made of violation at 4515 Sawgrass Cv	Motion passed in September 2014 meeting to ask atny Jason to send letters to Risinger & Salter requesting appropriate action. Again on Dec 26 David moved, Kris Seconded, motion passed. LuAnn moved, Phyllis seconded to send letter, motion passed (also motion in November meeting). Motion was passed in November 2014 meeting to ask atny Jason to send letter to homeowner. Sending Certified letter was	As part of ongoing effort, letters drafted and recommended by Jason were prepared for mailing. One change was to make clear that \$100/day fine begins with receipt of letter by addressee as stated by Jason. Violation is based on paragraph 2 in Fairways Covenants. Jason will be asked to prepare and send letter. If no resolution in one week, will	David David David David

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Covenant violations (continued)	Have been notified by concerned resident about brush at 4725 Bay Hill (corrected from agenda which listed as 4735 Bay Hill) blocking view of golf course at back of unimproved lot. It was reported that all validated violations were notified on December 6.	approved by email motion by David, second by Kris, vote 12/26/14 passed and mailed 1/5/15. Phyllis will ask concerned neighbor to speak to lot owner, Nathan Salter. If no action, David will contact lot owner to either clean it up or allow others to clean it. List of violations should be submitted to David February 1-5.	ask Board to have Jason send letter including fines to begin upon receipt. Phyllis will send email. David will notify violators.	David Phyllis David
Adjournment	LuAnn moved, Phyllis seconded to adjourn, motion passed.	Next meeting will be Monday, February 9, 2015	Meeting adjourned at 7:45 p.m.	

ADJOURN MEETING: Meeting adjourned at 7:45 p.m.
By: Linda Beene Ballard Date: January 5, 2015