

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

DATE:	May 18, 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		
A	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 April 13, 2015	David moved, Jim seconded to approve minutes, motion passed.	Upload minutes to website	Linda
Treasurer's report	Financial statements were reviewed, recent invoice from Conway Sprinkler was for broken water line and sprinkler parts. Aging summary was reviewed; two property liens have been placed for unpaid POA dues.			
Ratifying electronic votes	Electronic votes taken since the last meeting were discussed and ratified.	David moved, Ted seconded to ratify E-votes on new home plan for 3265 Bay Town & add'l video clips in security cameras, motion passed.	David has notified approval of new home plans. Ted & Kris will proceed with additional video clips.	David Ted & Kris
Crossman request	Bob Crossman, new homeowner at 5215 BT requested ACC approval to raise height of single garage bay at his home.	Linda moved, Ted seconded and motion passed.	Bob Crossman should be notified.	Linda
Revision of Bylaws	Potential changes were discussed.	Linda moved that new draft Bylaws state POA dues are late on Nov 1, 30 days after becoming due. Liens will be placed by Dec. 1. David seconded, motion passed.	Potential revisions will continue to be discussed.	Shane

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Annual meeting coord/notice	Bylaws require annual meeting of CVNA members who are also property owners in CV	LuAnn, Phyllis, Ted & Linda will arrange and notify CVNA members. (Meeting set for August 6, 2015).	Secure meeting space at CV Clubhouse	LuAnn
Speedbump & stop sign lines painting update	Efforts continue to secure painting by city of Conway.	David asked LaTresha to discuss with Jack Bell, Vice Mayor of Conway, the need to get this work done after more than 6 mo. effort.	David will request bid for painting in case city is not able to do it.	LaTresha & David
Entrance cleaning & sign painting	Linda reported that Crawford signs has started the project, Hogan & Club entrances are ok, more to do at Tyler & Fairways. Cabe notified David that he would charge \$3750 to mow weekly a triangle lot near Reserve sign (250'X150'X120) through end of summer.	This amount is unacceptable to Board in light of existing contract amount for maintaining entrances.	Will continue to monitor project. Bids will be solicited and directed to Jim who will coordinate landscaping efforts.	Linda Jim
New St Andrews entrance	Board has previously paid \$10K for new entrance construction, matched by Hal Crafton. New homeowner has idea, but is more elaborate than existing entrances.	In addition to construction Hal provides, new entrance needs lighting, electrical, sprinklers, and landscaping, security cameras	David will offer the same components as previously installed, property owner will pay extra needed for new idea.	David
Bay Hill fence section	David suggests taking some responsibility for fences that were put in by developer like those behind Coran & Schluterman property who should pay \$2500 or 1/3 of expense that is mixed responsibility for project where homeowner land connects. Fences in back yards of homeowners is the resident's responsibility.			
Covenant violations	May report included 5505 WS for RV since 5/10, 5560 LC and 5505 LC for trash cans left out.	Postal letters will be sent to the Lost Canyon homes. Agreed that landlord is responsible but David wants to work with resident.	David will ask contractor to assure trucks for his BT construction project use WS, not BT. Linda should put out sign.	David, Linda

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Kona ice cream truck	Truck deemed commercial vehicle according to paragraph 24 in covenants.	Notice should be given.	David will write homeowner.	David.
Adjournment	David moved, Jim seconded to adjourn, motion passed.	Future meetings set for June 15, July 13 and August 10 for Annual Mtg.		
ADJOURN MEETING:	Meeting adjourned at 8:20 p.m.			
	By: Linda Beene Ballard		Date: May 18, 2015	