

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

<b>DATE:</b>	November 21, 2016	<b>TIME:</b>	6:00 p.m.	<b>PLACE:</b>	CVCC
<b>PRESIDENT:</b>	Linda Beene Ballard	<b>SECRETARY:</b>	Mindy Pipkin	<b>TREASURER:</b>	Ted Smith

<b>MEMBERS:</b>					
<b>"X" In attendance; "A" Absent; "S" Substitute sent; "R" Representative attended; "G" Guest</b>					
<b>X</b>	<b>Linda Beene Ballard</b>	<b>X</b>	<b>Shane Henry</b>	<b>X</b>	<b>Ed Ellis</b>
<b>X</b>	<b>Mindy Pipkin</b>	<b>X</b>	<b>Phyllis Simon</b>		
<b>X</b>	<b>Jim Binum</b>	<b>X</b>	<b>Ted Smith</b>		
<b>X</b>	<b>Peggy Woosley</b>	<b>X</b>	<b>LaTresha Woodruff</b>		
<b>X</b>	<b>Kris Adams</b>	<b>X</b>	<b>Wayne Mannis</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	Linda called the meeting to order.			
Approval of minutes	For Monthly Meeting of October 17, 2016.	Ed moved for approval of October 17th minutes, Ted seconded, and passed.	Mindy forwards approved minutes to Shane who will post to web site.	Mindy, Shane
Financial reports	Ted reviewed financial reports prepared by Cory. Phyllis discussed proposed action against the 15 - 16 homeowners that have failed to pay their 2016-17 dues.		Phyllis will send an invoice with a cover letter to each homeowner that has failed to pay dues and request payment by December 10, 2016. Phyllis will highlight the reference on the invoice to the covenant.	Phyllis
Annual Landscaping Contract	Linda previously forwarded the landscaping bids from Conway Sprinkler & Landscaping, Horticare Landscape Management Co., Alma Brooks, and Evan's Lawn Care to the board members for review. The Board discussed (1) the bids and (2) insulating the sprinkler valves.	Wayne moved to approve/enter a landscaping contract with Alma Brooks, Ted seconded, and passed.  Ed moved to purchase insulators (the rocks and the bags) for the sprinkler valves, Peggy seconded, and passed.	Notify Alma Brooks that the Board selected her bid.	Linda

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Sliver Landscaping	Linda previously forwarded the landscaping bids from The Plant Outlet, Derden Landscape & Irrigation, and Alma Brooks. The Board discussed the bids, and Linda also confirmed that Hal Crafton paid \$3,000 for the landscaping of the Sliver lot.	The Board agreed that the bids varied significantly. The Board agreed to obtain a drawing of the landscaping. Then, the Board could consider bids based off of the drawing.	Contact Derden Landscape & Irrigation for a drawing.	Linda, Shane
Speed bumps and speed bar striping	Ted verified that CVNA paid the City of Conway for the approved speeds bumps and striping. Linda obtained the invoice from the City of Conway.		Peggy will review emails and invoices to verify that the City of Conway has completed the work.	Peggy
Covenant Violations	The Board discussed two covenant issues: (1) the Kona Ice Cream truck at 5525 Whistling Straits and (2) the boat/trailer on Bay Hill.  The Board also discussed a "General Reminder" email to homeowners reminding them of the covenants and restrictions.		The Board will consider potential changes to the covenants and restrictions, and Linda will discuss the concerns with the homeowners.  Linda and Phyllis will draft and send a "General Reminder" email.	Linda, Shane, and Mindy  Linda, Phyllis
New Homeowners	Phyllis will notify Reggie Rose of new homeowners.			Phyllis
Rental Property			The Board will consider rental concerns when looking at potential changes to the covenants and restrictions.	Linda, Shane, and Mindy
Fence Maintenance	There are several fences that need to be repaired and/or stained. The Board briefly considered how to address the fences with homeowners.	The Board agreed to continue the discussion to a later date.		
Social Activity Leaders	Linda requested the names of potential social activity leaders. Board members identified two potential leaders: Pat Murphy and Tracy Smith.	Linda will continue gathering names of potential social activity leaders.		Linda

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Meeting Dates	Linda proposed the second Monday of each month beginning in January 2017.			
Adjournment	No further business	Ed moved, Mindy seconded, and passed to adjourn.	Next meeting date is January 9, 2017 @ 6 pm	
<b>ADJOURN MEETING:</b>	<b>Meeting adjourned at 7:10 p.m.</b> By: <u>Mindy Pipkin</u> Date: <u>November 21, 2016</u>			