

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

DATE:	February 13, 2017	TIME:	6:00 p.m.	PLACE:	CVCC
PRESIDENT:	Linda Beene Ballard	SECRETARY:	Mindy Pipkin	TREASURER:	Ted Smith

MEMBERS:					
"X" In attendance; "A" Absent; "S" Substitute sent; "R" Representative attended; "G" Guest					
X	Linda Beene Ballard	X	Shane Henry	X	Ed Ellis
X	Mindy Pipkin	X	Phyllis Simon		
X	Jim Binum	X	Ted Smith		
X	Peggy Woosley	X	LaTresha Woodruff		
A	Kris Adams	X	Wayne Mannis		

Summary of Topics, Decisions/Conclusions and Next Step/Action:

TOPIC	MAIN POINTS	DECISIONS/CONCLUSION	NEXT STEPS/ACTION	PERSON RESPONSIBLE for FOLLOW UP
Call to Order	Meeting was called to order by Linda.			
Sliver Lot Landscaping	Discussed that lot is high in iron and low in PH, which will make it difficult to landscape. There are selected trees that can handle the conditions for planting near the fence.	Wayne will work on improving the deficiencies on lot. Peggy moved to allow Wayne to spend up to \$7,000 to correct the deficiencies and begin landscaping the lot, Phyllis seconded, and passed.	Wayne will begin working on the lot, contracting for help as needed.	Wayne
Approval of minutes	For Monthly Meeting of January 9, 2017.	Ted moved for approval of minutes, Jim seconded, and passed.	Mindy forwards approved minutes to Shane who will post to web site.	Mindy, Shane
Financial reports	Ted explained CHSanders Financial Reports. Linda reported that 5 certified letters sent to the homeowners who have not paid.	The Board agreed not to change the budget, and the Board agreed to e-vote action if those homeowners who received certified letters do not pay.	Mindy prepared letters to homeowners, Linda mailed	Mindy, Linda
Installation of Speed Bumps and Striping	Peggy reported that some speed bumps have thermal marking but do not have the white stripes.		Contact with Jack Bell by Peggy has produced commitment for striping.	Peg

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Covenant Violations	<p>Discussed covenant issues:</p> <ul style="list-style-type: none"> Shane reported that the City of Conway did not find that the Kona Ice Cream truck at 5525 Whistling Straights is violating zoning rules because the City did not see the truck at the home. Linda sent a letter to the homeowner with the black trailer in driveway at 4675 SC. It is currently removed. 	Peggy and Jim will identify further covenant violations		Peggy, Jim
Warwick Hills Entrance	Shane spoke with the homeowner regarding progress of entrance. The homeowner is okay with signing an easement/right-of-way.	We will hold on new security cameras, electrical outlets for lights and timers, and plumbing until the new entrance is completed.		
Trimming / Fertilization of Beds	Linda reported that Alma Brooks has started the trimming and fertilization of entrance beds.			
Patio / House Plans	The Architectural Committee has four proposals: patio expansions at 5510 and 5415 Whistling Straights and new house plans at 5575 Whistling Straights.	Ted moved for approval, LaTresha seconded, and passed	Notify homeowners	
House plan with potential set-back issue	5525 Lost Canyon submitted new home plans. There was a discussion on the 25 feet set-back, but it was determined that the plans were okay.	Peggy moved for approval of minutes, Jim seconded, and passed		
Concealment Fence	5490 WS wants a wooden, screen fence around his HVAC and trash cans.	Agreed to table the issue so that the Board members could drive by and look at the issue.		
Adjournment	No further business	Phyllis moved, Jim seconded, and passed to adjourn.	Next meeting date is March 13, 2017 @ 6 pm	

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ADJOURN MEETING: Meeting adjourned at 7:10 p.m. By: <u> Mindy Pipkin </u> Date: <u> February 13, 2017 </u>				