



Centennial Valley Neighborhood Association

2024 ANNUAL MEETING

Agenda

- Meet the Board Members
- Special Meeting Report
- Violations Report
- ACC
- Projects Completed
- Future Projects Plans
- Treasurer Report
- Election of Board Members
- Website + Social Media
- Q&A





Meet the Board Members

- Missy Quinn - President
- Melissa Reibe - Vice President
- Jessica Nichols - Secretary
- Jeannie Stroth - Treasurer
- Steve Scherrey - Director
- Alan Kizer - Director
- Karla Braswell - Director
- David McClain - Director
- Skylar Adams - Director
- Allison Worthen - Director
- Terri Johnson - Director





Special Meeting Report

The Board of Directors proposed three recommendations to be voted on at the May 2024 Membership meeting. The recommendations were in summary as follows:

1. Correcting the over specific and conflicting provision in the by-laws (Article iii sec 4)
2. Grant BOD authority to raise or decrease dues by 10% once every five year period if necessary.
3. Dues increase to \$300.

Quorum was met and all three proposals PASSED by a 2/3rd vote as follows:

Total of 128 votes

1. PASSED 84%
2. PASSED 67%
3. PASSED 80%

Dues will now be \$300 effective immediately. The BOD will contact the attorney to have the by-laws amended as proposed. The amended by-laws will be filed with the state and updated on our website.





Violations Report

Steve Scherrey



2023 Summary of Covenant Violations

34 Total Violations Including:

- Maintenance of Structure and Grounds 14 Violations
- Vehicle Parking and Equipment 7 Violations
- Signs 5 Violations
- Refuse and Rubbish 5 Violations
- Lawn Ornaments and Embellishment 3 Violations

Hello Neighbor,

The Centennial Valley Neighborhood Board, along with each resident is charged with enforcing our covenants and bylaws.

One such covenant requires that the lawns and beds be maintained in a satisfactory manner. The Board along with your neighbors are requesting your attention to this matter.

Please give the matter your prompt attention.

Thank you!

CVNA.message@gmail.com

THE CVNA BOARD

Hello Neighbor,

In an effort to keep Centennial Valley Neighborhood attractive we have Covenants and rules concerning the storage and pick up of trash cans And waste containers.

Please pick up your cans from the street within 24 hours and the cans Should not be seen from the street.

Please address this violation as soon as possible.

Thank you!

Centennial Valley Neighborhood Association Board

CVNA.message@gmail.com

VIOLATIONS

ACC Report

Alan Kizer



CENTENNIAL VALLEY NEIGHBORHOOD ASSOCIATION
Architectural Control Committee
Exterior Change/Improvement Approval Request Form

Date of Receipt:

This completed application must be received by the ACC by the Thursday prior to the monthly Board meeting in order to be reviewed at the next meeting of the Architectural Control Committee. The Board meets the 3rd Monday of each month (except December).

NAME (PLEASE PRINT): _____

STREET ADDRESS: _____

PHONE NUMBER(S): _____

E-MAIL ADDRESS: _____

The Declaration of Covenants, Conditions and Restrictions (the "Deed Restrictions") for Centennial Valley specifies that all improvements must be approved in writing by the Architectural Control Committee before construction begins. To assist in your compliance with this restriction, please complete the following form and submit it with your plans and specifications for the proposed improvement.

If any change is made without approval, the Committee has the right to tell the homeowner to remove the improvement from their property. Any homeowner considering any exterior improvement to their property is urged to review the recorded deed restrictions prior to initial request.

The plans and specifications to be submitted will NOT be considered complete without all of the following items (unless waived by the Committee).

- **A plot plan or survey** showing the location and dimensions (including elevation) of all existing and proposed changes/improvements.
- Complete and detailed building plans, material listing, and specifications. The structural design, exterior elevations, exterior materials, colors, textures and shapes of all improvements shall be described.

APPROVAL REQUESTED (check all that apply):

___ FENCE DECK PATIO ___ POOL/SWIMMING POOL ___ STORAGE BUILDING ___ HOUSE

___ LANDSCAPING ___ DETACHED GARAGE

___ HOME ADDITION OTHER (specify) _____

DESCRIPTION OF IMPROVEMENT (continue onto additional pages, if necessary):

Who will do the actual work on this improvement?

Homeowner _____ Contractor name & phone# _____

Circle all that apply:

DECK, PATIO, OR POOL:

Dimensions of structure: _____ Height _____ Width _____ Length
 Minimum distance from property lines: _____
 Materials to be used: _____

LANDSCAPING (INCLUDING POND, RETAINING WALL, TREE, NEW BEDS):

Dimensions: _____ Height _____ Width _____ Length
 Materials to be used: _____

DETACHED GARAGE, POOL HOUSE, HOME ADDITION, OR STORAGE BUILDING:

Dimensions: _____
 Greatest height of outbuilding & support structure (measured from ground) _____
 Exterior and roofing materials consistent with residence (check one) ___ Yes ___ No
 Structure will observe setback lines and easements (check one) ___ Yes ___ No
 Materials to be used: _____

I understand that the Architectural Control Committee will act on this request within 30 days of receipt and contact me in writing regarding their decision. I agree not to begin property improvement without written approval from the ACC Committee. I understand that all construction will meet the City codes and that the ACC Committee approvals do not override the City codes but rather are intended to work with them.

 Homeowner's Signature Date

 Construction Start Date Estimated time of completion

Return this form with all required documents to cvna.message@gmail.com

ACC

Projects Completed

New Wingfoot Entrance

- Power
- Sprinklers
- Landscaping
- Security Cameras

Future Project Plans

- Sprinkler Repair
- Landscape Improvements
- Speed Table
- Security Cameras
- Website Improvements



Treasurer Report

Jeannie Stroth

Year in Review

2023-2024 Budget vs Expenses

	2023 - 2024	2023 - 2024	% of budget
	Budget	Actual	
Income			
Homeowner Dues	\$ 65,250.00	\$ 70,451.42	
AffiniPay dues			
New Move home sales	\$2,400	\$ 4,500.00	
Interest Income	\$ 200.00	\$ 2,087.97	
Existing Funds for Special Projects	\$ 18,000.00	\$ 6,658.16	
Refunds / Returned checks		\$ (4,343.90)	
Gross Income	\$ 85,850.00	\$ 79,353.65	92%
Operating Expenses			
Accounting	\$ 3,375.00	\$ 3,330.00	99%
Area Social Events	\$ 7,000.00	\$ 1,581.63	23%
Holiday Decorations	\$ 7,500.00	\$ 6,175.80	82%
Future Projects	\$ 19,272.00	\$ 12,350.00	64%
Insurance	\$ 2,375.00	\$ 2,612.00	110%
Legal / Lien Expense	\$ 1,000.00	\$ 2,951.16	295%
Repairs and Maintenance	\$ 5,000.00	\$ 2,690.76	54%
Landscape Maintenance	\$ 26,148.00	\$ 32,374.85	124%
Security System	\$ 3,000.00	\$ 1,325.64	44%
Tax Expense	\$ 20.00	\$ 10.12	51%
AffiniPay fees		\$ 336.23	
Bank Fees	\$ 60.00	\$ 393.44	656%
Business Supplies	\$ 350.00	\$ 675.95	193%
Website Dev / Maint	\$ 750.00	\$ 495.93	66%
Utilities	\$ 10,000.00	\$ 9,809.12	98%
Total Operating Expenses	\$ 85,850.00	\$ 77,112.63	90%
Change in Net Assets	\$ -	\$ 2,241.02	

Income

- 261 homes billed and collected
- 15 New Moves
- Existing Funds (our operating account at the bank)
- CD interest
- Refunds include refunded dues of a board member, overpayment (2x) by a home owner, incorrect AffiniPay by CASA

Expenses

- Future Projects includes Wingfoot entrance
- Legal / Lien expense includes payments from 2021 and 2022 invoices that were not processed, guidance through the dues increase process
- Landscape Maintenance includes improvements made after dues increase

Proposed Budget

Income

- 261 homes at \$300 Annual dues
- AffiniPay dues offset by equal expenses
- 8 New Home Moves
- Interest income on our CD. Matures 9/9/25. Assumes 5%
- DID NOT USE existing operating funds

Expenses

- Holiday Decorations include Wingfoot Addition
- Future Projects include sprinkler repair, landscape improvements, speed table, security camera improvements, website improvements

2024-2025 Proposed Budget

	2024 - 2025		2024 - 2025	% of budget
	Budget		Actual	
Income				
Homeowner Dues	\$ 78,300.00			
AffiniPay dues	\$ 340.00			
New Move home sales	\$ 2,400.00			
Interest Income	\$ 2,100.00			
Existing Funds for Special Projects				
Refunds / Returned checks				
Gross Income	\$ 83,140.00			
Operating Expenses				
Accounting	\$ 3,565.00			
Area Social Events	\$ 3,000.00			
Holiday Decorations	\$ 6,660.00			
Future Projects	\$ 15,000.00			
Insurance	\$ 3,035.00			
Legal / Lien Expense	\$ 2,500.00			
Repairs and Maintenance	\$ 5,000.00			
Landscape Maintenance	\$ 31,000.00			
Security System	\$ 1,500.00			
Tax Expense	\$ 10.12			
AffiniPay fees	\$ 340.00			
Bank Fees	\$ 400.00			
Business Supplies	\$ 500.00			
Website Dev / Maint	\$ 500.00			
Utilities	\$ 10,000.00			
Total Operating Expenses	\$ 83,010.12			

Lien / Late Fees

- If dues are not paid after multiple attempts to collect, a certified letter is sent. The cost of the certified letter is the responsibility of the home owner.
- \$25 per month Late Fee assessed after 90 days on all overdue balances.
- May implement the \$25 per month Late Fee after 60 days in 2025 – 2026.



Election of Board Members

Jessica Nichols

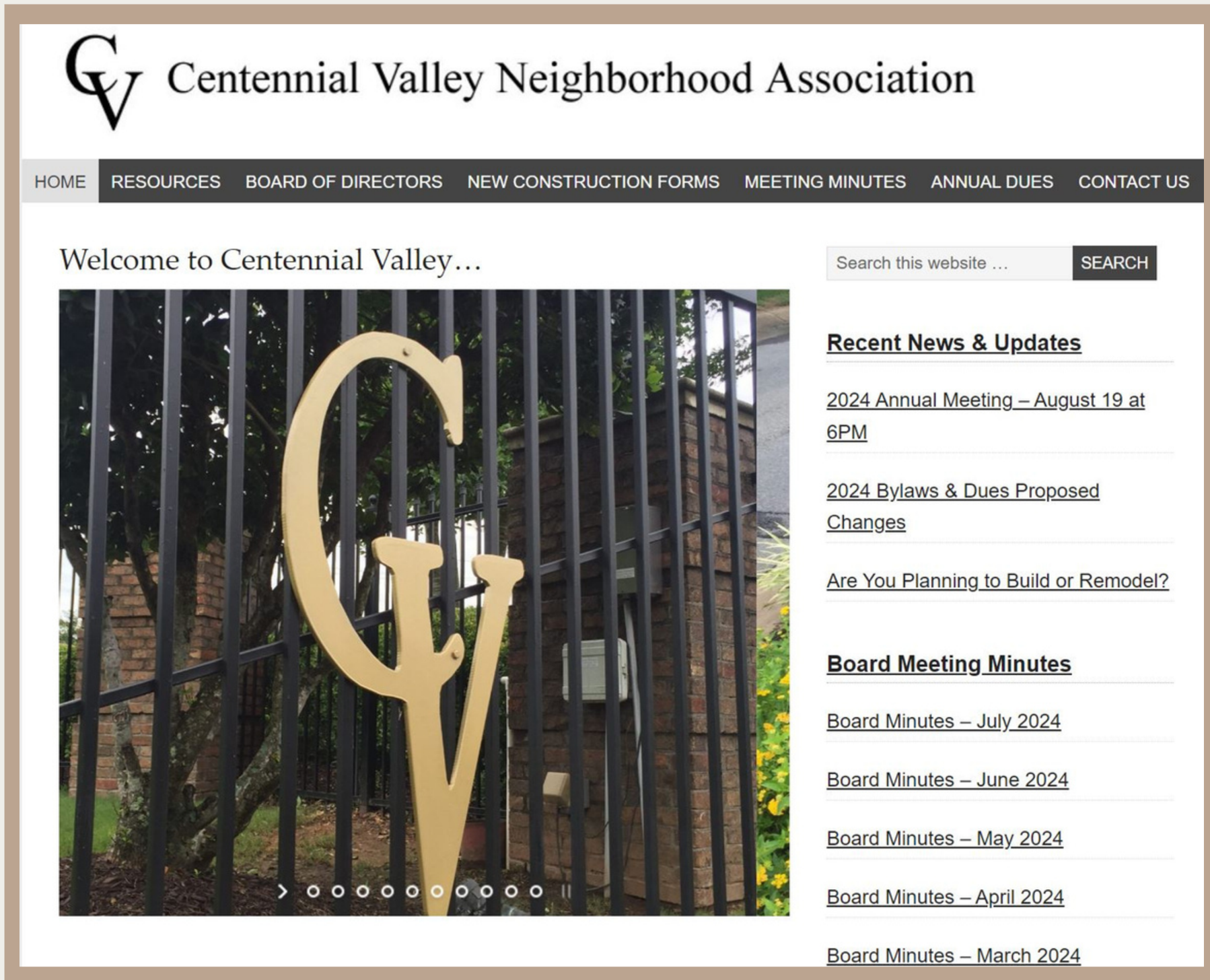
Melissa Reibe

Jeannie Stroth

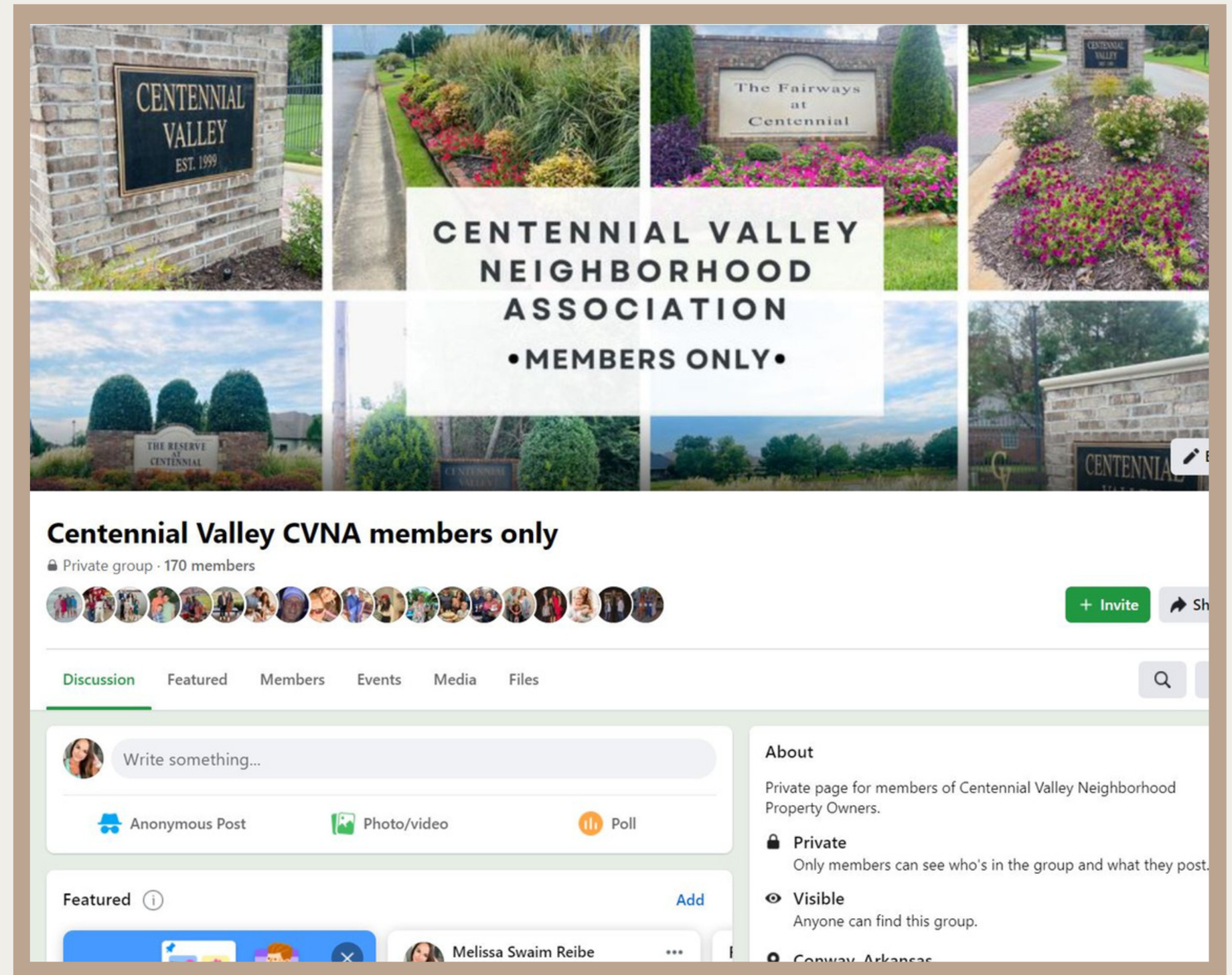
Deanna Ott



Website + Social Media



www.cvna.org
WEBSITE



www.facebook.com/groups/cvna72034
PRIVATE FACEBOOK GROUP

Q & A

