



Maumelle Valley Estates PROPERTY OWNERS ASSOCIATION

Annual Meeting Minutes March 26, 2019

Call to Order

6:00pm by President, Chad Gardner

Invocation

By: Director, John Holloway

Notice of Meeting

By: Chad Gardner

Meeting Notice was presented on presentation screen. Explanation of how the meeting notice was distributed to POA Members.

Introduction of Officers

All Officers Present.

Names and addresses of each displayed on presentation screen.

Introduction of Special Guest

President Chad Gardner introduced Maumelle Mayor, Caleb Norris, as a special guest to POA Member. Mayor Norris is not a resident of Maumelle Valley Estates.

Minutes of Previous Meeting

Minutes of the previous POA Annual Meeting were displayed on the presentation screen for those in attendance to view. Although not each bullet point item was discussed, some items were reviewed and the discussion briefly revisited by President, Chad Gardner. Those included:

- Tree Removal
- Reducing Landscaping Costs: Quotes were obtained and current vendor remained the cheapest
- Had 3 board positions up for election, 4 candidates running. Election was held to arrive at which 3 candidates would serve on board.

Motion to Accept: POA Member

Second By: POA Member

{Motion passed by voice vote of POA members present}

Financials Report

A year end 2018 Financials Report (income and expenditures) as well as Balance Sheet was presented to attendees.

A 2019 year-to-date Financial Report was presented which included a budget for 2019 depicting expected income and expenditures.

Comments from the floor:

- Gib Carpenter, Treasurer, explained how and when we put liens on properties and provided a number (not names) of property owners in default on their POA dues.
- One resident/POA member asked to see financial reporting on an accrual basis at the next annual meeting.
- It was stated that we should look into termite protection and/or structure insurance on the property guard shacks.



Maumelle Valley Estates PROPERTY OWNERS ASSOCIATION

Candidates for Board of Directors

Two director positions were up for election this year, currently held by Chad Gardner and John Holloway. Only two individuals in the neighborhood expressed interest in running for these director positions, John Holloway and Anthony Eckert. A motion was made for the appointment of these two individuals to the POA Board forgoing a formal election procedure.

Motion by: Chad Gardner

Second By: Layne Johnston

{Motion passed by voice vote of POA members present}

Q&A/Open Discussion Among Members & Board

Mike Holligan, 110 Napa Valley Drive

Q: What is allowed in driveways? Specifically, are RVs allowed in backyards?

A: The MVE Bill of Assurance does not address this. Maumelle City Code, however, does dictate that the RV must be parked behind the building line. They can be temporarily parked in a driveway while loading, unloading or being cleaned.

Dan Wilkinson, 127 Lake Valley Drive

Q: Do we have CCNRs?

A: We have a Bill of Assurance that provides you with the same information.

Sherri Robinson, 105 Mountain Valley Drive

Q: Does "trail repair" include actual repairs to the trail itself, such as pavement?

A: Yes.

Q: Who is responsible for correcting the erosion of ditches by the trails?

A: The city of Maumelle.

Preston Molsbee, 101 Keystone Lane

Wanted to thank Chad Gardner, Mayor Norris, Code Enforcement and Gib Carpenter for being responsive and proactive in working with the developer of the new construction in the neighborhood with regards to the mud and flooding problems being generated.

Mayor, Caleb Norris

The mayor addressed the jackhammering and noise being generated by the construction of the development near Breckenridge Drive. The city noise ordinance allows the work to begin at 7am and continue until 7pm. The jackhammering is necessary for the builder to excavate the rocks in the land – and this excavation is necessary to make the land suitable for house building and to eliminate excessive runoff to other lots. It is a nuisance, but a temporary and necessary one.

Meeting Adjournment

Upon reaching no further discussion or questions, a motion was made to adjourn the meeting.

• **Motion By:** John Holloway

• **Second By:** Layne Johnston

{Motion passed by voice vote of POA members present, meeting adjourned 7:02pm}

RECORD OF ATTENDANCE:

52 Residences Represented {obtained from sign in sheet}