



Maumelle Valley Estates PROPERTY OWNERS ASSOCIATION

Annual Meeting Minutes

May 10, 2021

South Room, Jess Odom Community Center, Maumelle, AR

Call to Order

6:00pm by President, John Holloway

Pledge to American Flag

By: Former POA President, Chad Gardner

Invocation

By: Director, Jason Ridgell

Notice of Meeting

By: President, John Holloway

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

Introduction of Officers

All Officers present except for RJ Mazzoni.

Names and terms of each displayed on presentation screen. Those present, stood up and introduced.

Minutes of Previous Meeting

Minutes of the previous POA Annual Meeting in 2019 were displayed on the presentation screen for those in attendance to view. Printed copies were distributed to those in attendance. Each bullet point item was briefly discussed by Secretary, Layne Johnston.

Motion to Accept: POA Member

Second By: POA Member

{Motion passed by voice vote of POA members present}

Financials Report

A year end 2020 Financials Report (income and expenditures) as well as Balance Sheet was presented to attendees by POA Treasurer, Gib Carpenter.

- It was noted that we ended 2020 with a negative balance – not meaning cash on hand, but that we spent more than we had taken in for the fiscal year.
 - Gib explained that the unexpected expenditure that took us over budget was the purchase of new playground equipment for the Lake Valley Drive playground.

Next a 4-month financial report for 2021 was presented to show where we stood financially YTD. Currently in the positive, and staying on projected budget.

The following was reported in reference to dues payments:

- Since the inception of Maumelle Valley Estates when the collection of annual POA dues began there have been a total of 72 liens filed against properties for unpaid dues.
- 45 of those 72 liens have been paid off
- There are still 27 unpaid liens on properties for unpaid dues



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Completed Projects Report

President, John Holloway provided residents with a bulleted list and brief explanation of completed projects since the 2019 POA Meeting.

- Added a budget line for decorations
- Lights on entrance signs
- Upgraded landscape at Maumelle Valley and Lake Valley entrances
- Raised tree canopies at MV entrance and both playground areas
- Repaired and stained both wooden walking bridges
 - Connects walking paths Maumelle Valley and Mountain Valley
 - Between Maumelle Valley & Scenic Valley Loop
- Repaired a section of the private drive off Ridgeland/Traveler
- Repaired several areas of the walking trails
- Launched the POA website

Major Improvements Scheduled

President, John Holloway, provided residents with a list and explanation of major improvements currently being worked/pursued by the Board:

- Repair of a second section of the Ridgeland/Traveler private drive.
- Clean, fill cracks, and apply coal tar sealer covering approximately 3100 feet of trail
- Replace one playset at the double playground
- Get Entergy to repair damaged lights at the double playground

Introduction of Special Guest

President John Holloway introduced Maumelle Mayor, Caleb Norris, as a special guest to the POA Meeting. Mayor Norris is not a resident of Maumelle Valley Estates. He updated residents on current initiatives of the city of Maumelle, including those that directly affect the MVE neighborhood such as street lighting provided by Entergy. He briefed residents on the city's SeeClickFix app, a new immediate and convenient way for city residents to report problems, needed repairs, etc.

Presentation of New POA Website

Board member Layne Johnston, walked residents through the various sections, features and information readily available on the recently launched MVE POA website (www.mvepoa.org). Johnston was the designer/creator of the website.

Candidates for Board of Directors

Three director positions were up for election this year, currently held by RJ Mazzoni, Jason Ridgell, and Matt Ramsey. Only three individuals in the neighborhood expressed interest in running for these director positions: Ashley Johnston, Jason Ridgell and Matt Ramsey. Ballots were collected from residents online and at the meeting. Each candidate received enough votes to be elected to one of the vacant board positions.

Q&A/Open Discussion Among Members & Board

Pat Patterson, 212 Lake Valley Drive

Suggested that the POA look into installing some hardy benches at points along the walking trails for pedestrians to sit down while strolling or jogging.

Braden Bales, 102 Keystone Lane

Suggested having the entrance signs at Maumelle Valley Drive and Lake Valley Drive power washed.

Unidentified resident (Secretary did not catch who said it)

Suggested having additional plants, particularly colorful annuals, placed at the neighborhood entrance signs and medians.



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Andrea Easom, 4 Hidden Valley Cove

Raised concerns about receiving a letter from the POA President over her outbuilding violation. She felt very strongly that since her outbuilding was there when she purchased the property, she should not be forced to remove it.

This led to lengthy back and forth discussions between residents, including other homeowners who had received an outbuilding letter, board members, the city Mayor, and original Maumelle Valley Estates developers. Some key points that were made by various parties (in no particular order):

- *Outbuildings have always been prohibited by the neighborhood Bill of Assurance since the very beginning of the neighborhood. This is not a new rule.*
- *Several homes that have storage/outbuildings did not receive letters asking owners to come into compliance. Those that received letters felt they were being unfairly targeted.*
- *With the exception of only one instance, enforcement of the restriction over the last 18 years has been limited to denying permission to place one, not forcing removal from those who erected/placed one without seeking permission.*
- *Board members did not seek out violators of this restriction. All letters sent to violators were the result of complaint lodged against the property owner to the President. Some complaints were received anonymously.*
- *Donnie Mahan, 117 Hidden Valley Loop, wanted to bring a motion to the floor to amend or change the current wording to be less restrictive and have that new wording voted upon. Although this could be an ultimate solution, there were not enough residents in attendance at the meeting to allow for the quorum needed for such action to take place.*
- *Board Members felt they were stuck between a rock and a hard place. The Bill of Assurance was in place before there was even a Board. The Board is expected to enforce the restrictions set forth in the BoA, and Board Members do not have unilateral ability to change/amend the BoA. How do Board Members appease residents who feel they have been unfairly denied the ability to place a storage/outbuilding while no action has been taken against those homeowners who have one? How do you appease homeowners who do not want to give up their outbuilding while at the same time appease homeowners who say they want to live in a neighborhood where restrictions are enforced?*

The discussion was ultimately ended with President John Holloway asking residents to use the Contact The Board form on the POA website (www.mvepoa.org) to submit their suggestion on how they would like to see the Board handle this situation. It was stated that action on the matter would be deferred until the Board was able to collect these submissions, review comments and suggestions and collectively discuss how to proceed forward.

Meeting Adjournment

- **Motion By:** Jimmy Wilson
 - **Second By:** Chad Gardner
- {Motion passed by voice vote of POA members present, meeting adjourned 7:48pm}

RECORD OF ATTENDANCE:

23 Residences Represented, with 28 in attendance {obtained from sign in sheet}