



Maumelle Valley Estates PROPERTY OWNERS ASSOCIATION

Annual Meeting Minutes
March 8, 2022

South Room, Jess Odom Community Center, Maumelle, AR

Call to Order

6:00pm by President, John Holloway

Pledge to American Flag

By: Director, Matt Ramsey

Invocation

By: Director, Jason Ridgell

Notice of Meeting

By: President, John Holloway

Meeting Notice went out with the Dues invoices to home owners in January. Meeting date and time were announced via a postcard that was mailed to homeowners in February.

Minutes of Previous Meeting

Minutes of the previous POA Annual Meeting in 2021 were distributed via printout to attendees. Each bullet point item was briefly discussed by Secretary, Layne Johnston.

Motion to Accept: POA Member (Ollie Morgan)

Second By: POA Member

{Motion passed by voice vote of POA members present}

Notice of Election to POA Board

President, John Holloway, read aloud the postcard which was sent to home in February announcing the election for two board member positions which were up for election, and stating what home owners must do to be nominated and placed on the ballot.

Financials Report

POA Treasurer, Gib Carpenter, spoke about the financials of the POA. A print out of the year-end balance sheet showing income and expenditures was provided to attendees. Gib also pointed out that these documents, as well as previous years back to 2015, have been uploaded to the POA website and are viewable on there.

- It was noted that dues are the only source of income for the POA.
- In 2020 the POA was able to allocate \$18,000 to the Reserve fund for future, out of the ordinary and larger expenses such as playground replacement and repaving of trails and alleyways.
- In 2020, after all expenditures, including a transfer of \$18k to the Reserve Fund, we ended the year with \$9,648 to the positive.
- Ending cash available funds at the end of 2021 was \$27,200.

The following was reported in reference to dues payments:

- As of the meeting, 89 properties had not yet paid their 2022 dues. Those properties had received a past-due notice the week prior to the meeting.
- As of the meeting, 55 properties have outstanding balances greater than simply the 2022 dues (this includes late fees, and dues from previous years still owed). 25 of those properties have a lien filed against them with Pulaski County.

The floor was then opened up for Q&A with the Treasurer. No questions were asked.



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Projects Report

President, John Holloway provided residents with a brief update on some anticipated projects the Board has been working on in 2020:

- The Board has looked at replacing one of the playground sets at the “double playground” off of Sierra Valley Loop with one similar to the metal one that was purchased and placed at the Lake Valley (Cypress Valley Entrance) playground the prior year – as both of those need to be replaced. Currently the same set costs 3x the cost of what it did when it was purchased for the Lake Valley playground.
- Erosion mitigation was performed on walking trails.
- Lights were placed on the entrances
- Upgraded sprinkler systems
- Clean, fill cracks, and apply coal tar sealer covering approximately 3100 feet of trail
- Repaired and stained both wooden walking bridges
 - Connects walking paths Maumelle Valley and Mountain Valley
 - Between Maumelle Valley & Scenic Valley Loop

The floor was then opened up for Q&A with the President about projects that should be done.

- Resident reported a light out at the Lake Valley entrance.
- Resident asked us to look at concrete supports under the walking bridges, with fears that erosion is happening around the supports.
- Resident suggested that we only needed one playground at the Sierra Valley Loop Double Playground. Potentially one larger playground, that can be may be extended, or has handicapped accessible equipment.
- Resident suggested looking at a fishing pier off of the levy – working with the Corps of Engineer. Would like for the POA Board to look into making this a possibility.

Election of Board Directors

President, John Holloway, asked if there were any nominations from the floor for candidates for the two Board Director positions up for election this year. There were none. Two candidates were submitted for nomination to the positions prior to the meeting.

Motion to Close Nominations: POA Member

Second By: POA Member

{Motion passed by voice vote of POA members present}

Director, Jimmy Wilson, then gave a report to POA members on the election process. Introductions were given of the two candidates who were nominated: Lawrence Cheatham and Bryan Patton. Each stood and gave a brief introduction/biography to attending POA members.

Being the only two nominations, with two open positions up for election:

Motion to Elect by Acclamation: POA Member

Second By: POA Member

{Motion passed by voice vote of POA members present}

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 pavement preservation on streets and walking paths. He briefed residents on the importance and efficiency of using the city’s SeeClickFix app, a new immediate and convenient way for city residents to report problems, needed repairs, etc. Mayor Norris offered to talk or take questions following the POA meeting as to not take up time of all residents in attendance for business that doesn’t specifically pertain to the POA.



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Developer Discussion

Gib Carpenter gave an update on current development within MVE. For the first time since the inception of the neighborhood, all lots are completely sold out. There are 780 lots, all have been sold.

Maumelle Valley Drive will begin to be paved, and connect to Manitou Drive. This will open up 21 additional lots, 10 on one side of the street, 11 on the other side, that will become available within the MVE neighborhood.

Following that development, there will only be 2 more phases, and then the entire land mass for MVE will have been developed out. The first of the two will be Mockingbird Lane – with approximately 40 lots. The second will be Eagle Ridge.

Meeting Adjournment

- **Motion By:** POA Member
 - **Second By:** POA Member
- {Motion passed by voice vote of POA members present, meeting adjourned 6:52pm}

RECORD OF ATTENDANCE:

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