



Maumelle Valley Estates PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting Minutes • April 10, 2019

Call to Order

6:00pm by outgoing POA President, Chad Gardner

Roll Call of Directors

Directors present: • John Holloway • Layne Johnston • Matthew Ramsey
 • Jimmy Wilson • RJ Mazzoni • Jimmy Wilson

Directors absent: • Tom Blount

Nominations and Elections of Officers for coming year

Nomination(s) for President: 1) John Holloway

No other nominations. Nominations closed.

John Holloway elected by acclamation of Board.

Nomination(s) for Vice President: 1) RJ Mazzoni

No other nominations. Nominations closed.

RJ Mazzoni elected by acclamation of Board.

Nomination(s) for Secretary: 1) Layne Johnston 2) Jimmy Wilson

No other nominations. Nominations closed.

Layne Johnston elected by acclamation of Board.

Items Discussed

- The Board agreed to continuing paying for the services of Gib Carpenter to serve as POA Treasurer through the remainder of 2019.
- Board agreed that one board member (TBD) should begin “shadowing” Gib to learn Treasurer duties/practices in an effort to take over next year. The decision on which board member would be determined once Tom Blount was available to participate in the discussion.
- Two Board Members will be added to the POA bank account to serve as signatories in addition to the current Treasurer (Gib Carpenter): The President (John Holloway) and Secretary (Layne Johnston).
- Need to strenuously try to save funds to finish the remaining portion of the alleyway the POA repaired in 2018. This will most likely need to be accomplished before end of 2021.
- Board decided to pursue installing lighting on the Maumelle Valley Estates entrance signs at the Maumelle Valley Drive and Lake Valley Drive entrances. John Holloway to spearhead effort.
- Board will seek to secure termite protection on the 4 guard shacks (Maumelle Valley, Lake Valley and Cypress Valley (2)). Layne Johnston will spearhead effort. Collectively decided that due to the relatively low replacement cost, structure insurance for the guard shacks would not be a good value purchase.
- New playground equipment to be purchased for at least one (possibly multiple, depending on cost) playground in the subdivision. RJ Mazzoni to spearhead quote and replacement efforts with assistance from Anthony Eckert.
- Landscaping proposals/quotes received were compared. Bottom two quotes included our current provider and were within mere dollars of each other, so without a significant savings offered for changing providers, decision was unanimous to remain with current landscaping/lawn service provider.
- Kim Anderson would be asked if she would like to spearhead the Neighborhood Christmas Decorating Committee/Efforts again this year.



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Conformity Statement

Gib Carpenter provided an update on outstanding balances/dues owed to the POA.

- 22 properties owe an amount greater than \$380 {\$20,660 outstanding}
- 8 properties owe an amount between \$300 - \$380 {\$2,750 outstanding}
- 26 properties owe an amount between \$115 + \$300 {\$5,385 outstanding}
- 51 properties still owe this year's POA dues and a late fee (\$115) {\$5,865 outstanding}
- 18 properties owe an amount less than \$115 (mostly unpaid late fees) {\$575 outstanding}

Liens were to be placed on the properties who had crossed the pre-determined debt threshold.

Meeting Adjournment

With no further business to be discussed, the meeting adjourned at 7:02pm.