



Maumelle Valley Estates PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting Minutes • August 30, 2022

Call to Order

5:35pm by POA President, Jimmy Wilson

Roll Call of Directors

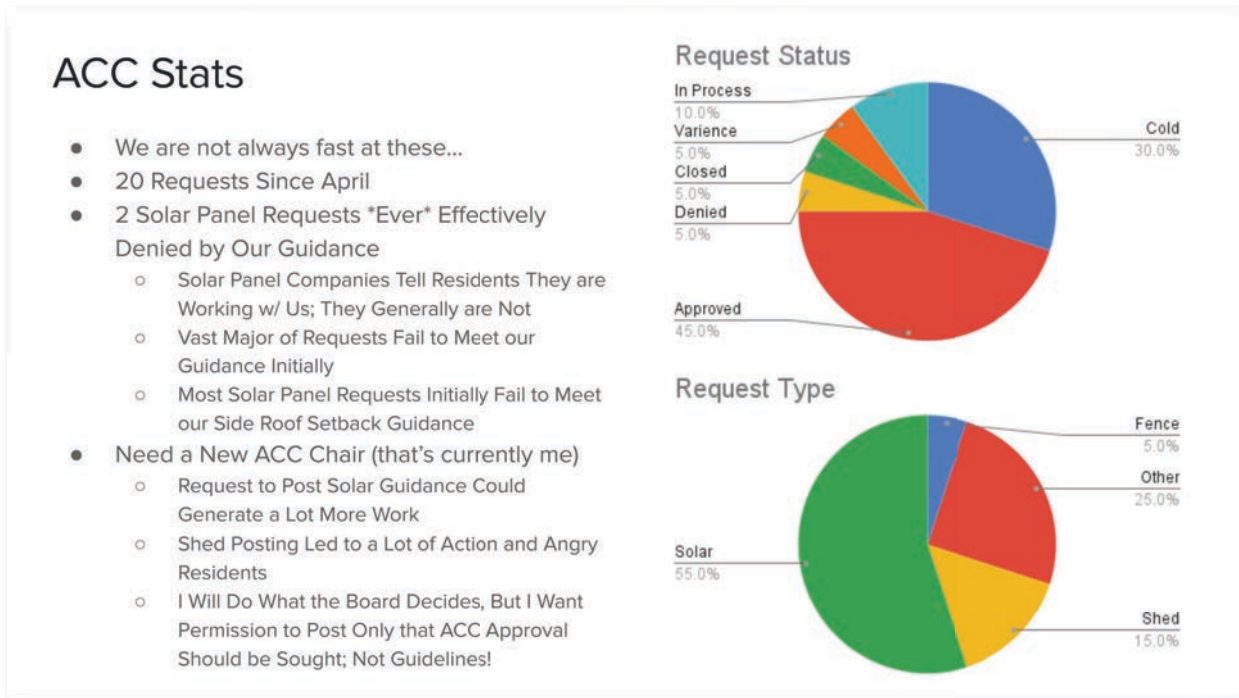
Directors present: • Bryan Patton • Layne Johnston • Matthew Ramsey
• Jimmy Wilson • Jason Ridgell • Ashely Johnston

Directors on the phone: Lawrence Cheatham

Treasurer present: Gib Carpenter

Items Discussed

- The RPZ inspections have been completed. The “cleared” inspections have been submitted to Central Arkansas Water. It has been suggested that next year we will take bids to do this as Ashely and Jimmy (who coordinated this inspection effort) believe that we were overcharged. Gib reported that the person who does RPZ inspections for Osage Falls charges a lot less.
- Lawrence, Ashely and Jimmy will be holding the sets of keys that have been made for the guard shacks.
- There have been 20 requests of the ACC since April regarding solar panels.



- Board agreed to continue to follow the guidelines that were approved by the previous board in regards to Solar Panel installation on homes. These guidelines are posted on the POA's website.
 - We will remind POA homeowners in the January Dues Invoice President's Comments section that solar panel installation MUST BE APPROVED by the POA ACC.
 - One property was submitted before the entire Board seeking a variance on solar panel installation. SEE PICTURE BELOW:



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ACC Variance Request - 125 Lake Valley Drive

- Resident would like to bring set of side panels into compliance, and leave the other set.
- The set of panels they want to leave is mostly obscured by a tree.
- This violates our solar panel guidance.



- Motion was made by Layne to approve all panels that are within the green circle may stay. However, NO panels that are in the top purple circle (above the garage door) are NOT APPROVED for installation.
 - Motion seconded by Ashley.
 - Motion passed.
 - Jimmy will email the homeowner regarding the Board's decision.
- Gib gave the Board an update regarding the YTD (through August) budget and expenditures. We were coming in under budget until we had a tree removal expenses that was pretty large. Even though we're above our projected expenditures, we are still in the positive for the year. At the moment, the POA had approximately \$58k in the bank, with another \$13k of expected expenditure still remaining for the rest of the year.

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- Discussions were had about a complaint and request for repair of spots in the POA-owned alleyway behind homes on Beaver Creek Drive.
 - A quote has been obtained from Penepime of Arkansas for this:

Alleyway w/ Entrances Close to 108 Breckenridge Lane and 118 Traveler Lane

- We own one alleyway
- It serves 15 homes
- It is in serious needs of repair.
- Pictures do not really do it justice; you should drive it before the meeting if possible.
- Costs to replace are considerably more expensive than expected!
- ~5 Year Estimate: \$47,700
 - REPAIR: Excavate 4". Remove and replace failed areas with 4" of new asphalt
- ~10+ Year Estimate: \$77,700
 - REPAIR: Excavate 10" and haul off. Remove and replace the above areas 6" of new gravel and 4" of new asphalt.



- It was recommended to ask for a quote for a "patch".
- Recommended to obtain estimates from other companies, including Maumelle Public Works (to be contracted by the POA).
- The Board discussed special assessments and came to the conclusion and decision that a special assessment WOULD NOT be considered to pay for this expense.
- Jimmy and Ashely will be following up with other contacts to get additional estimates.

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- Bridge washout on 117 Mountain Valley Drive:

Bridge Washout Near 117 Mountain Valley Drive

- Walking path bridge over a ditch behind the houses has serious washout on both sides.
- Brett Devine has put down two boards on one side for safety.
- Estimate: \$8700
 - Repair: We excavate tree roots 9" deep. Install 6" of new gravel base and 3' of new asphalt
 - Install 2' of in several lifts
 - NOTE: Patch price is based upon completion of repair.



- The quote that was obtained was for asphalt.
- It was suggested that concrete would be a better option for this.
 - A motion was made by Layne that once a new quote has been obtained using concrete rather than asphalt, if the quote/estimate is \$8500 or less then we move forward with this without any other approvals from the board needed. (this is a safety hazard that needs to be addressed immediately)
 - Motion seconded by Ashley
 - Motion passed by vote of the Board

- Sod at Lake Valley Drive playground area

Sod at Lake Valley Playground

- Since the new install, the grassy portion between the playground and the road has been dirt
- The neighboring resident would obviously like this fixed
- The time to do this is Sept/Oct
- Future watering could be a problem.
- Estimate: \$2100



- A motion was made to approve spending funds up to \$2100 to install Bermuda Grass in this area. (Ashley)
 - Motion seconded (Matt)
 - Motion passed by vote of the Board



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- A motion was made (Ashley) to make an offer to the homeowner adjacent to this area, that her yearly POA dues would be comped, if this homeowner would keep the sod watered.
 - Motion seconded (Layne)
 - Motion passed by vote of the Board
 -
- Tree Removal behind 2 Deer Valley Cove
 - Safety issue that Board agreed that needed to be addressed immediately

Tree Behind 2 Deer Valley Cove

- Tree is leaning pretty far over their property
- Tree is rooted in the green space behind the path that runs along their back fence
- Limbs have fallen down on their concrete porch (not covered) while children were outside
- Estimate: \$950



- Motion was made (Layne) to approve tree removal
- Motion seconded (Ashley)
- Motion passed by vote of the board.

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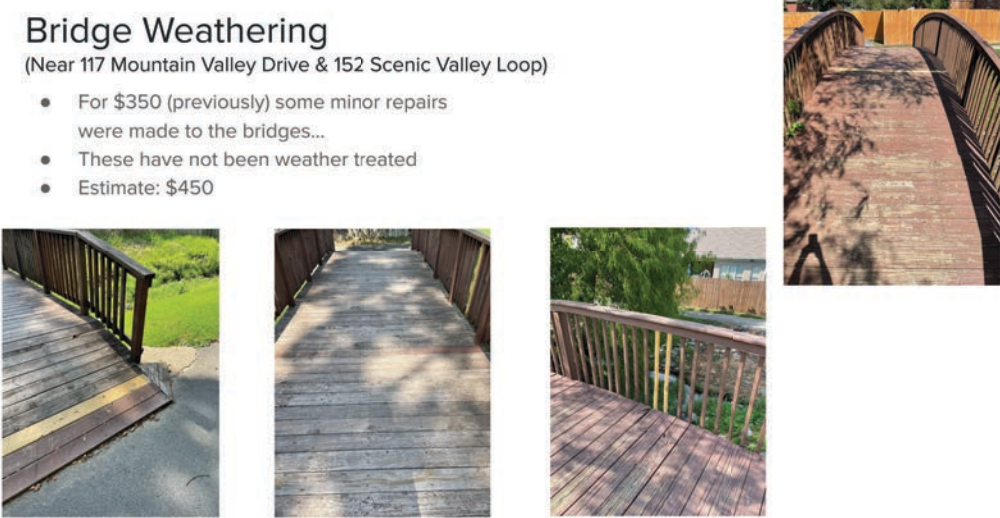


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- Bridge Weathering near 117 Mountain Valley Drive & 152 Scenic Valley Loop

Bridge Weathering
(Near 117 Mountain Valley Drive & 152 Scenic Valley Loop)

- For \$350 (previously) some minor repairs were made to the bridges...
- These have not been weather treated
- Estimate: \$450



- Motion was made (Layne) to spend these \$800 estimated funds to do the work.
 - Motion seconded (Jason)
 - Motion passed by vote of the board.
- Discussion about the double playground

Playground Refurbishment (or Demo)

- Playground in the Woods Behind 123 Sierra Valley Loop is Current Unsafe to Use
- Plan to Replace may be on Hold due to these Expenses (and Pandemic Price Hikes)
- Fix Instead of Replace?
 - Should limit how much we spend as it's ultimately not going to last long.
 - Estimate: IN PROGRESS
- Demolition?
 - Estimate: IN PROGRESS



- Board decided that this playground needed to be demolished immediately because of it being a safety hazard. Estimates will be obtained from different people/companies for demolition. Replacement will have to wait until estimates for new sets have been obtained, also if the funds are available to purchase.
- Once a new playground gets purchased and installed, surveillance cameras will also be purchased.



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- A discussion by the Board about increasing the annual POA dues.
 - It was unanimously agreed that dues needed to be increased.
 - The actual amount of the new yearly dues was in questions.
 - One board member suggested \$120 a year
 - One board member suggested \$125 a year
 - One board member suggested \$150 a year
 - It was decided that we would get the additional quotes on alley repair, playground equipment, etc. discussed earlier in the meeting, to get a better idea of what exactly is needed.
 - It was decided that the Board would meet again collectively in November to officially vote and approve a dues increase. The new dues AMOUNT will be decided at that meeting.

Meeting Adjournment

With no further business to be discussed, the meeting adjourned at 7:09pm.