

BOARD OF DIRECTORS MEETING MINUTES

22 MAY 2023 / 6:00PM / CHEERS IN MAUMELLE

CALL TO ORDER:

The Maumelle Valley Estates Property Owners Association Board of Directors meeting was called to order by current Vice President, Ashley Johnston.

ATTENDEES:

Ashley Johnston (Vice President), Bryan Patton, Daniel Wilkinson (Incoming President), David Chumley, Jason Ridgell, Justin Parks, and Lawrence Cheatham (Secretary).

All Directors were present for the meeting.

NOMINATION/ELECTION OF OFFICERS:

Daniel Wilkinson nominated as President by David Chumley. Daniel's nomination was affirmed by all Directors, and he was elected unanimously.

Lawrence Cheatham self-nominated as Secretary. Lawrence's nomination was affirmed by all Directors, and he was elected unanimously.

Ashley Johnston self-nominated to continue to serve as Vice President. Ashley's nomination was affirmed by all Directors, and she was re-elected unanimously.

Ashley Johnston, Daniel Wilkinson, and Justin Parks volunteered to serve on the Architectural Control Committee, and were assigned by acclamation.

ITEMS DISCUSSED:

- **Prior Business:**
 - Board concluded that no additional action was needed relative to concerns referenced at the Annual POA meeting on May 2, 2023, as the issues were addressed with the homeowner's directly at that meeting.
- **Architectural Control Committee (ACC):**
 - The group briefly reviewed the current requests that need to be addressed by the new committee, and discussed general thoughts on how those requests should be addressed by the ACC moving forward.
 - The group also discussed reviewing (and possibly revising) the solar panel guidelines—currently provided on the MVE POA website.
- **Board Administration:**
 - Lawrence Cheatham (Secretary/Webmaster) and Justin Parks will co-manage Facebook and Gmail accounts to ensure correspondence from POA members are responded to in a timely fashion.
 - New board members will provide pictures and information for the website.
- **Ongoing Maintenance:**
 - The weathered playground equipment behind Sierra Valley Loop was torn down on 5/22/2023. Debris will be removed on 5/24/2023.

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- New bids on replacement playground equipment were too expensive. Group discussed possibly adding benches or seating areas instead of replacing the playground since we already have several in MVE. Also discussed having civic/rotary clubs pay for new equipment, or getting a loan of some type to pay for it over time. Group will review options and reconvene at a future date.
- Group discussed potentially getting new bids for regular landscaping and annual sprinkler system maintenance. Ultimately, it was decided that we should continue using our current contractors—since sprinkler system maintenance will need to be performed soon—and that we will explore bids from other contractors (that may be able to perform both landscaping and sprinkler system maintenance) later this year.
- Discussed maintenance of certain areas in MVE that may need trimming or cutting—specifically areas like the rock wall between Tahoe and Keystone. These will need to be addressed on a case-by-case basis, and we can utilize our tree service to perform that maintenance if deemed necessary.
- The group discussed several maintenance issues that carried over from the previous year that still need to be addressed relative to roadways in the POA. Specifically, there is an alleyway (between Breckenridge Lane and Traveler Lane) that is significantly damaged that we will need to act on soon, as well as a walking bridge (near 117 Mountain Valley Drive) that has some footings that have been washed out. Bids on repairs for these were very expensive, so decisions will need to be made regarding a short-term or long-term fix.
- **Other Business:**
 - Group briefly discussed differences between complaints/issues that are the result of variances with the Bill of Assurance (which fall under the purview of the MVE POA Board of Directors), and those that are strictly code enforcement issues (which fall under the purview of the City of Maumelle).
 - Briefly, the group discussed ensuring that we provide timely responses to correspondence received from POA members via Facebook, Gmail, or from our ACC Request Form. Currently, we try to acknowledge any requests received immediately, and set expectations for substantive responses (5-7 business days was recommended for most requests).
 - It was suggested that the Board reconvene sometime in mid-to-late September at another location (to be determined).

ADJOURNMENT:

Meeting was adjourned at approximately 7:25PM.