

ANNUAL POA MEETING MINUTES

12 MARCH 2024 / 6:30PM / JESS ODOM COMMUNITY CENTER

CALL TO ORDER (6:00PM): Daniel Wilkinson, President

PLEDGE OF ALLEGIANCE: Bryan Patton, Director

INVOCATION: David Chumley, Director

NOTICE OF MEETING: Daniel Wilkinson, President

- Meeting notice went out with the Dues Invoices to homeowners in January, the date/time were announced via a mailed postcard to homeowners in February, and a reminder was posted on Facebook.
- A total of 21 POA members were present for the meeting.

MEETING MINUTES FROM 2024 ANNUAL MEETING: Lawrence Cheatham, Secretary

- A printout of the minutes from the 2023 annual meeting were distributed to attendees. Secretary, Lawrence Cheatham, provided a brief review of those minutes, and a motion to accept them was recognized, seconded, and approved by POA members. A copy of the 2023 Annual POA Meeting Minutes can be reviewed at <https://maumellevalleyestatespoa.com/meetings>.

FINANCIAL REPORT: Terry Shaw, Treasurer

- A presentation of the POA's Balance Sheet and Budget vs. Actuals Report (as of February 29, 2024) was shown to attendees on an in-room monitor. Treasurer, Terry Shaw, provided a brief overview of the Balance Sheet—focusing on assets presently in reserve—and provided an overview of the various anticipated expenditures for the upcoming year from the Budget vs. Actuals report. A copy of the above-referenced financials can be reviewed at <https://maumellevalleyestatespoa.com/wp-content/uploads/2024/03/2024-03-12-Annual-Meeting-Financials.pdf>.

ELECTION OF DIRECTORS: Daniel Wilkinson, President

- Three Director's positions were open as Ashley Johnston (Vice President) and Jason Ridgell (Director) had each completed their terms, and Justin Parks (Director) resigned. Braden Bailes and Cambris Epperson presented themselves as candidates and shared a brief summary of their qualifications with attendees. Jason Ridgell also presented himself as a candidate, as he desired to serve another 3 years on the Board. President, Daniel Wilkinson, invited any other attendees present to come forward if they wished to serve as a Director on the Board. No further candidates came forward. Accordingly, Jason, Braden, and Cambris were each voted in as new Directors by acclamation of the POA members.

PROJECTS REPORT: Daniel Wilkinson, President

- President, Daniel Wilkinson, covered a number of topics related to ongoing projects including:

Old Projects:

- Repairs are forthcoming (within the next week or two) to several areas of the alleyway between Breckenridge Lane & Ridgeland Drive. Homeowners will be notified when work will begin, as access may be limited during the repairs.
- Repairs have been made to the two pedestrian bridges within the POA to repair planks, stabilize, and repair washout. Additional repairs are needed to repair damaged hand rails, and both bridges need repainting.
- An update on erosion/flooding concerns brought forth by POA members (during the 2023 annual meeting) was discussed, and details of what the POA has done to help alleviate those issues were communicated. Primarily, the POA has taken steps to quickly evaluate whether erosion/flooding was a result of visible issues within our green space (e.g., collected debris causing drainage issues, etc.), which we are responsible for. In the event visible issues were present, the POA contracted with our landscapers (at our expense) to clear debris and offer reasonable remedies. In the event visible issues were not present, homeowners have been directed to contract landscapers (at their expense) for remedies (and/or remedies beyond what the POA is reasonably responsible for).
- The POA has also taken steps to clarify with the city of Maumelle those areas which the POA is directly responsible for. One of these areas is the rock wall between Keystone Lane and Tahoe Drive. Accordingly, the POA has taken steps to have trees, weeds, etc., cleared—which should take place within the next 3-6 months.
- The new playground equipment for the playground behind Sierra Valley Loop has been approved by the Board, and a company has been contracted to begin installation. It is tentatively scheduled to be installed later this spring (around April 1, 2024).

New Projects

- Gate houses throughout the community are being repaired, lights are being updated, and additional “aesthetic” improvements are being made.
- Light bulbs in the poles around the gate houses are being replaced by POA member, Chad Gardner, at the POA’s expense.
- Lights along our walking trail (near the playground, etc.) have been replaced/repared by Entergy. We were advised that the damage appeared to be from BB-gun pellets fired at the lamps.
- POA members were instructed to let the POA Board know if they see children (and/or others) vandalizing property within the POA, as such repairs are expensive (sometimes thousands of dollars) and damages our community’s property and reputation.
- POA members present at the meeting recommended purchasing trail cameras to monitor certain areas to capture potential vandals.
- The Board has taken steps to mitigate unpaid POA dues by placing liens on any properties with unpaid dues in excess of \$250. Additionally, once

liens are placed, an additional fee of %10 (on the balance due) will also be applied at the end of each year, compounding until the total past due amount (including fees) is paid.

ADJOURNMENT (8:05PM):

- A motion to adjourn the meeting was made, seconded, and approved by the POA members.