

BOARD OF DIRECTORS MEETING MINUTES

9 APRIL 2024 / 6:30PM / AMERICAN PIE

CALL TO ORDER:

The Maumelle Valley Estates Property Owners Association Board of Directors meeting was called to order by President, Daniel Wilkinson.

ATTENDEES:

Bryan Patton, Cambris Epperson (Vice-President), Daniel Wilkinson (President), David Chumley, Jason Ridgell, Lawrence Cheatham (Secretary), and Terry Shaw (Treasurer).

Braden Bailes was not present for the meeting.

ITEMS DISCUSSED:

- Administration:

- Terry provided printed copies of the financials (i.e., Balance Sheet and Budget vs. Actuals Report). Terry shared that, unfortunately, our budgeted dues income fell short of expectations by approximately \$7,000. Additionally, due to recent expenditures on large projects (e.g., bridge repairs, alley repairs, and playground) our reserve for improvements and repairs has been significantly reduced. As such, the board acknowledged that the budget for the remainder of 2024 will be tight, and any major projects will be put on hold until we are in a better position to see how the remainder of the year will play out.
- In response to questions regarding how the financials were organized, suggestions were made to have the financials better show how reserve funds are allocated to the budget/actuals report each month.
- Daniel made a motion to install Cambris Epperson as Vice-President of the Board of Directors, and that motion was seconded and approved. Daniel also made a motion to have Cambris be a member of the Architectural Control Committee (ACC), and Chair that committee. That motion was also seconded and approved by the board. Cambris accepted both appointments.
- Daniel also mentioned that Braden Bailes would be appointed the third member of the ACC. The ACC is presently: Cambris Epperson (Vice-President, Chair of the ACC), David Chumley, and Braden Bailes.

- Prior Business:

- The playground equipment has been installed.
- The alleyway has been repaired.
- The Cypress Valley gatehouse window has been replaced.
- The lights near the newly installed playground have been fixed/repared by Energy.
- The Lake Valley gatehouse was cleaned out by Daniel, and is in good shape.

- Bryan is working on getting quotes for the repair of the bridges. The work is on hold, due to the budget matters referenced above, but he will get some quotes that way we're ready to go when the time comes.
- **New Business:**
 - To address the ongoing issue POA members failing to pay their dues, Daniel communicated that he would be seeking an attorney to discuss the possibility and merits of taking legal action against them. This will be action in addition to the liens that we file (or have already filed). Given the anticipated costs of that endeavor, Cambris recommended potentially canvassing our community for an attorney that would be willing to do pro bono work for the POA, or, perhaps, provide consultative services.
 - Daniel discussed potentially raising our recently enacted 10% fee on unpaid dues over \$250.00 to 20%. There wasn't further discussion on this, but it was brought up as something to consider at a future date.
 - In reference to the news received relative to the budget, Daniel mentioned that he would be having a conversation with Tom Kratzke to see about figuring out a way to reduce the \$31,350 in anticipated expenditures for landscape maintenance this year—our highest budgeted line item. Daniel will also speak to Mr. Kratzke about providing additional details on work invoices, so that we have greater clarity on what work is being performed and where it is being performed.
 - There's some work that needs to be done around the basin or swamp to help prevent flooding. Daniel contacted the Corp of Engineers, and they stated that it is not their responsibility. So, we will have to plan to deal with that at some point as flooding there will likely continue to be a problem.
 - Daniel shared a letter from a homeowner requesting forgiveness of their late fees for unpaid dues, and asked the board to make a determination. Based on the amount, the homeowner's explanation, and other factors, the board decided to allow the amount to stand. A letter to that effect is being prepared and will be mailed to the homeowner in the coming days.
 - There was robust discussion regarding our stance on solar panels—whether to proactively enforce the guidelines and rules we currently have in place, or to change the guidelines to allow solar panels on any plane of a house roof. Daniel felt, ultimately, that we (as a board) should either change the rules to allow people to put the panels wherever they want on their roof to generate the most power, OR that we should enforce the current rules we have in place. Lawrence argued that we could not change any guidelines in the Bill of Assurance or Bylaws regarding solar panels without a vote by a quorum of the members of the POA—citing specific portions of the Bill of Assurance and Bylaws. After much discussion, however, Daniel was able to show that our guidelines concerning solar panels are neither in our Bill of Assurance or our Bylaws. Rather, they were “adopted” by the board. As such, the ACC (and by extension, the board) has the right to adopt and/or modify any rules it wants as it pertains to the installation of solar panels, or any other rules pertaining to matters enforced by the ACC. Subsequently, the board made the decision, for the time being, to begin proactively enforcing our rules

relative to solar panels. As such, letters will be sent to violators in the coming weeks.

- In addition to enforcing solar panel guidance, most members of the board agreed that while we do not have the manpower or time to proactively address/police all potential ACC violations, there was some merit to taking a proactive approach (rather than a retroactive approach) to certain violations seen in the community. As such, Cambris recommended potentially canvassing the neighborhood for potential violations on a quarterly or semi-annual basis, as an example—which should be more manageable. This matter was left open for the ACC to decide how they would like to proceed.
- Cambris brought up potentially having a fee schedule for major ACC violations to help mitigate certain violations. There wasn't further discussion; however, this is something that may come up in future meetings.
- Daniel brought up that we need to look into getting liability insurance for our playgrounds. Additionally, we need to get signs made to warn homeowners that the playgrounds are made for children between the ages of 5-12 and that they may use the playground equipment at their own risk. Cambris mentioned that she could provide the verbiage for the signage, and that is something we can do quickly, since the signs shouldn't be an expensive item to obtain. She and Daniel will work on this in the coming weeks.

ADJOURNMENT (8:00PM)