

BOARD OF DIRECTORS MEETING MINUTES

4 FEBRUARY 2025 / 6:00PM / 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:

Braden Bailes, Daniel Wilkinson (President), David Chumley, Jason Ridgell, Lawrence Cheatham (Secretary), and Terry Shaw (Treasurer).

Bryan Patton and Cambris Epperson (Vice-President) were not present for the meeting.

ITEMS DISCUSSED:

- Administration:

- Terry provided printed copies of the financials for 2025 (i.e., Balance Sheet and Budget vs. Actuals Report). The starting balance for the year was just north of \$80,000 (of which a little over \$17,000 is allocated to the POA's reserve account). Accordingly, we ended 2024 strong, and are off to a good start in 2025. Terry reported that a little over 300 residents have not paid the current dues. Terry shared the proposed budget for the year, which the board later approved unanimously upon receiving some detailed information from Dan on the reasons for the budget increase (largely due to inflation and rising costs). Terry shared that he recommend the board begin looking for a replacement to PayPal (the system used for processing payments), as it costs the POA a considerable amount of money. Braden agreed to look into a cheaper alternative. Lastly, Terry shared that he has decided to step down as Treasurer, and will do so over the next year. He agreed to continue serving until such time as a suitable replacement could be found. Tentatively, he will stay on through the end of the year.
- Lawrence will schedule a meeting with Braden and Cambris, this weekend, via Zoom, to share his secretarial duties, and to share work performed on Facebook and the website, etc., so a decision can be made regarding who will assume those duties once Lawrence's seat is vacant.
- Lawrence agreed to remain available to the board for questions or concerns to help ease the transition.
- Bryan has not made a decision on whether he would like to renew his seat on the board, but will do so soon.
- Daniel informed the board that we now have an attorney on retainer in case any matters come up. If needed, they bill \$250/hr.

- Prior Business:

- The bridges that were damaged/rotting, have been repaired, temporarily, by Dan, but those bridges will need to be addressed in the upcoming year. Daniel feels it's really time that they be replaced with composite materials. More to come on that.

- In the previous meeting, in September, Jason was nominated to handle sourcing and coordinating the installation of the trail cameras for the walking paths in the community; however, he was not made aware of his nomination to this task. In the coming weeks/ months, however, he will begin working on this.
- Daniel did report that vandalism has ceased, so we believe the culprit was identified, but we should continue moving forward with the installation of the security cameras as planned.
- **New Business:**
 - There are some repairs that may be needed along our walking paths throughout the community, particularly those around the lake. The new board that will be installed next month (March 12) will discuss as the year progresses.
 - Tom Kratzke has been retained for another year, and the budget was increased, as he will be taking care of the lawn maintenance for the land the POA was recently deeded by the LLC, as well as various other areas within the POA's purview that require attention (primarily the rock wall between Keystone and Tahoe, and the area that runs between Keystone and Beaver Creek).
 - Since Lawrence will be vacating his seat, he surrendered the POA's Articles of Incorporation to Daniel to be secured and retained by the new Secretary that is installed in March.
 - Daniel mentioned potentially hiring a management company to operate the POA on a day-to-day, but didn't want to bring it to a vote at this time, as we don't know it's really feasible at this time. It's really something more to think about over the next year since it's difficult to maintain continuity with certain processes as board members term out. Having a management company would mitigate that, and make the process easier as board members transition.
 - Daniel informed the board that the Bill of Assurance will come up for renewal in 2030. If it is not renewed by then, it will cause a situation where the board will need 2/3 vote of all POA members to put a new one in place. We do not want that to happen, so it is imperative that it get renewed. Daniel will begin looking into how to make that happen—but we have some time.
 - Daniel read some letters from POA members concerning the recent dues increase, in which they shared that they thought members' names should be published if they did not or had not paid their dues. The board will consider that in a future vote. Daniel also brought up increasing the dues failure-to-pay penalty to 25 or 30%. Again, this matter was tabled, as the board did not feel it was a good time to do so.
 - Lawrence was advised to renew the website (or the parts needed), and will do so after meeting with Cambris and Braden. If portions need to be turned off at a later time, or allowed to expire, they can be (at the board's determination).
 - A resident, Michael J. O'Leary has expressed an interest in being on the board, and reached out to Daniel, who asked him to furnish his resume. That resume was distributed to the board members to review prior to the upcoming elections.

ADJOURNMENT: 7:15PM