

Maumelle Valley Estates Property Owners Association

Annual POA Meeting Minutes

Date: March 12, 2025 6:30 PM

Location: Maumelle Jess Odom Community Center

CALL TO ORDER

The meeting was called to order by President Dan Wilkinson at 6:31 PM.

- Pledge of Allegiance was led by Bryan Patton.
- Invocation was led by David Chumley.
- A total of 18 POA members were present at the meeting.

ROLL CALL & BOARD INTRODUCTIONS

Board Members Present:

- Dan Wilkinson – President
- Terry Shaw – Treasurer
- Jason Ridgell – Director
- Braden Bailes – Director
- David Chumley – Director
- Bryan Patton – Director

Board Members Absent:

- Lawrence Cheatham – Secretary
- Cambris Epperson – Vice-President, Architectural Control Committee

Each board member introduced themselves, providing details on their tenure and responsibilities within the association.

REVIEW OF THE 2024 ANNUAL MEETING MINUTES – Braden Bailes, Director

- Previous meeting held March 12, 2024
- Election of new board members:
 - Braden Bailes and Cambris Epperson were elected to Director positions.
 - Jason Ridgell was re-elected as a Director.
- Major discussions included:
 - Gatehouse improvements and electrical updates.
 - Playground equipment updates and addressing vandalism.

- New green space acreage acquired.
 - Unpaid dues mitigation.
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BUDGET & FINANCIAL REPORT - Terry Shaw, Treasurer

- Projected Budget for 2025: \$112,500
- Current Account Balance: \$86,000
- Dues Increase: Raised from \$125 to \$150 per household to account for rising costs of services and increased areas of responsibility by the POA.
- Currently 210 POA households are delinquent on dues totaling \$81,0000 as of the date of the meeting.

Major expenses for 2024 included:

- Pedestrian bridge repairs
- Tree removal services
- Landscaping maintenance
- Insurance

Insurance & Liability Coverage discussed

- Question Raised by Homeowner: Does the POA Board provide liability insurance to POA members within the common areas?
- Response:
 - The POA Board does have insurance covering board members.
 - There is no current liability insurance for common areas like playgrounds or green spaces.
 - The Board will review the current insurance policy and, if applicable, seek an addendum to include general liability coverage for common spaces and amenities.

Reserve Fund & Major Expenses

- Reserve allocation: \$2500 monthly added to the reserve fund.
- Question Raised by Homeowner: Is there a depreciation schedule for projects such as bridges, streets and common areas?
- Long-term depreciation plan needed:
 - Last study was performed in 2016
 - The board will investigate hiring a reserve analysis firm.
 - Bridges, asphalt trails, and pedestrian pathways will need replacement in upcoming years.

Landscaping & Utilities Report

- Annual Landscaping Budget: \$35,000

- Tree Maintenance:
 - Regular trimming by tree maintenance crew needed within the POA.
 - Homeowners must report dead/dangerous trees for removal.
 - Water Bill:
 - Water charges during irrigation off-season were discussed.
 - Possible overcharges from the city were discussed. To be investigated by the Board.
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ELECTION OF BOARD DIRECTORS – Dan Wilkinson, President

- Board positions 3 & 4, held by Lawrence Cheatham and Bryan Patton respectively, expired and were open for election.
 - Michael O’Leary was nominated for Board position 3, Bryan Patton nominated for position 4.
 - Motion to elect these two individuals to the two open Board positions was made, seconded, and approved.
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PROJECT UPDATES & INFRASTRUCTURE REPAIRS – Dan Wilkinson, President

Project report includes 2024 to current date in 2025.

Alley Paving Project – Between Hudson Bay Dr. and Traveler Ln.

- Area directly south of Ridgeland Dr.
- Damaged alleyways caused access issues for 15 homes.
- Paving project completed: \$22,000 spent (original estimate was \$38,000).

Pedestrian Bridge Repairs

- Bridge damage caused by floods.
- Reinforcement completed using rock foundations and foam stabilizers.
- Total Cost: TBD (awaiting invoices).

Playground Renovation

- Old playground removed due to safety concerns.
- New playground installed – \$37,000 project.
- Additional benches & shaded areas planned.

Security & Vandalism Prevention

- Security Cameras for Parks & Gatehouses:

- Proposed installation of motion-activated cameras.
 - Cost: ~\$50 per camera, \$12/month for cloud storage.
 - Board approved purchase.
- Past Vandalism Issues:
 - Lights shot out, picnic tables overturned.
 - The culprit was arrested, no major incidents have since been reported.

Collection of Unpaid Dues & Legal Actions

- Outstanding Dues: \$38,000 owed over the past 8 years.
- Legal Strategy:
 - Barber Law Firm retained for liens & collections.
 - Penalty Increase: Proposed 20% penalty on unpaid dues.
 - Automated lien processing under review.

Future Development & Green Space Expansion

- New Developments: Phases 19 & 20 of development (~40 homes) underway over the next few years.
- City Code Compliance: Developer lots must meet city drainage and grading standards before being turned over to POA.

Additional Topics Discussed

- Benches Along Walking Paths:
 - Seeking metal benches for common areas.
- Gatehouse Windows & Upkeep:
 - Some windows fogging due to lack of climate control.
 - Exploring window treatments or UV film to reduce moisture buildup.
- Sprinkler Maintenance:
 - Annual backflow certification required.
- Trail Maintenance:
 - Erosion issues – Schneider Landscaping to provide quotes for rock reinforcement.

Open Floor Discussion & Community Concerns

- Homeowners raised concerns about green space maintenance, erosion and the associated costs related to greenspaces owned by the POA.
- Question: Can POA transfer certain maintenance responsibilities to the city?
 - Answer: City won't accept property unless it meets municipal code standards. The POA would need to bring areas up to code first before vacating to the city.

Meeting Adjournment

- Motion to adjourn made by Dan Wilkinson and seconded.
- Meeting adjourned at 8:01 PM.