

Maumelle Valley Estates Property Owners Association

Board Meeting Minutes

Date: April 29, 2025 6:00 PM

CALL TO ORDER

The meeting was called to order by President Dan Wilkinson at 6:05 PM.

ROLL CALL

Board Members Present:

- Dan Wilkinson – President
- Cambris Epperson – Vice President
- David Chumley – Director
- Brian Patton – Director
- Michael O’Leary – Director
- Braden Bailes – Secretary

Board Members Absent:

- Jason Ridgell – Director
- Terry Shaw – Treasurer (Outgoing)

Guests Present:

- Michael Singleton (Treasurer Candidate)
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ASSIGNMENT OF MINUTES

- Braden Bailes assigned to take meeting minutes.
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DISCUSSION & ACTION ITEMS

1. Treasurer Appointment

- Candidate: Michael Singleton
- Proposed salary structure adjusted for seasonal workload.

- Motion made and unanimously approved to appoint Michael Singleton as Treasurer under the following terms:
 - April–October: \$450/month
 - November–March: \$600/month
 - Total Annual: \$6,150
- Singleton accepted the position.

2. Treasurer Transition Compensation

- Motion approved to temporarily increase Terry Shaw’s monthly compensation for the Treasurer transition period.

3. Budget Overview

- Reserve and improvement fund: \$16,479.80
- Outstanding dues: Approx. \$92,000
- Tree removal budget: \$6,500 (approx. \$1,000 spent, \$3,000 in expected upcoming expenses)

4. Tree Maintenance

- Proposal approved to implement monthly inspections of POA common areas for hazardous trees by a qualified vendor.

5. Erosion Control Measures

- Board approved Schneider Landscaping’s bid for urgent erosion repairs near the pedestrian bridge, at Maumelle Valley Dr. & Prairie Valley Dr., using emergency funds.

6. Architectural Guidelines Update

- A Board member proposed updating the website to clarify existing guidelines for outbuildings, sheds, trailers, and fencing.
- Board approved drafting explicit language for property and fence maintenance for future review.

7. Playground Oversight

- Ongoing security and maintenance oversight assigned to two Board members.
- Plans include signage on parental supervision and regular equipment inspections.

8. Insurance Coverage Review

- The POA President is obtaining quotes for property insurance coverage for POA-owned structures.
 - Board to review options at next meeting.
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BOARD MEMBER ASSIGNMENTS

- **Architectural Committee:** Michael O’Leary assigned to the Architectural Control Committee (ACC). Cambris Epperson will remain Vice President and Chair of the ACC.
 - **Secretary:** Braden Bailes assigned as Secretary.
 - **Treasurer:** Michael Singleton assigned as Treasurer (effective immediately upon transfer of duties).
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ADJOURNMENT

- Motion to adjourn made by President Dan Wilkinson and seconded.
- Adjourned: Approx. 7:52 PM

Minutes prepared by: Braden Bailes, Secretary

Minutes reviewed and approved by: Dan Wilkinson, President