

## **Maumelle Valley Estates Property Owners Association (MVE POA)**

### **Board Meeting Minutes**

**Date:** Tuesday, October 28, 2025

**Time:** 6:00 PM

**Location:** American Pie Pizza

**Recorder:** Michael Singleton, Treasurer

## **I. Roll Call**

### **Present:**

- Dan Wilkinson (President)
- Michael Singleton (Treasurer)
- David Chumley (Director)
- Michael O'Leary (Director)
- Bryan Patton (Director)

### **Absent:**

- Cambris Epperson (Vice President)
- Jason Ridgell (Director)
- Braden Bailes (Secretary)

## **II. Approval of Playground Signage Expenditure**

Cambris Epperson's presentation was postponed due to her absence. However, those present had previously reviewed her signage proposal, including design, pricing, and suggested placement.

**Motion:** Approve the expenditure and proceed with the signage order.

**Motion by:** Dan Wilkinson

**Seconded by:** David Chumley

**Vote:** Unanimously approved

## **III. Architectural Rule Revisions**

A draft of proposed updates was circulated to a portion of the board. The full proposal will be distributed electronically for review and a vote via email. Any immediate safety issues related to property maintenance (e.g., overgrown lawns, sidewalk obstruction) will be handled separately from the architectural review process.

## **IV. Treasurer's Financial Report**

**Delivered by:** Michael Singleton

- **YTD Revenue:** \$109,665.40
- **YTD Expenses:** \$66,558.30
- **Bank Balance:** \$56,042.23
- **Reserve Balance:** \$23,824.42

**Notes:**

- Insurance and tree maintenance exceeded expectations.
- Board reviewed a 10-year capital expenditure and reserve forecast.
- Maintenance and replacement projections were based on standard useful life estimates and insured values.

## **V. Collections and Enforcement Policy**

Michael Singleton proposed a formal policy to address late dues:

- Dues due January 1; late after January 31
- \$25 late fee added monthly starting February 16
- By July 1: If balance reaches \$300, add \$100 lien filing fee
- October 1: File lien if unpaid
- Possible small claims court for high-balance delinquent owners

**Motion:** Adopt policy as proposed

**Motion by:** Dan Wilkinson

**Seconded by:** David Chumley

**Vote:** Unanimously approved

## **VI. Tax and Compliance Updates**

Michael Singleton reported:

- All federal tax filings (last 3 years) are now current
- Permanent Arkansas state income tax exemption granted
- Documents stored in Google Drive and hard copy

## **VII. 2026 Budget Planning**

- The board agreed to leave dues and assessment level for 2026.
- Michael Singleton will draft the 2026 budget for January discussion

## **VIII. Maintenance Updates**

- **Playgrounds:** Update provided by Dan Wilkinson. Structures are in good condition. Most activity observed at the Cypress location. No immediate repairs needed.

- **Bridges and Fencing:** Bryan Patton reported clearing poison ivy and undergrowth around the bridges. He also repaired vandalized fencing near the small bridge.
- **Trails:** Michael O’Leary noted the main trail is in good condition. Tributary paths are showing root damage and should be addressed in phases beginning in 2026.
- **Guardhouse Door (Lake Valley Dr.):** Replacement authorized for \$800 (Mike Stratka)
- **Christmas Lights:** Dan Wilkinson reported expanded lighting will include all gatehouses and remains within the \$3,000 budget.

## **IX. Sidewalk Obstructions**

Board discussed ongoing issue with vehicles blocking sidewalks, especially at 115 Lake Valley Dr. Braden Bailes to draft a courtesy notice to affected households.

## **X. Tree Removal in Green Space**

A Maumelle City inspector reported unauthorized tree removal in MVE green space for pool installation. Cambris Epperson to investigate.

## **XI. Dredging Proposal for Flood Channel**

City declined responsibility for channel maintenance. Dan Wilkinson to meet Bratchco Excavation for a dredging estimate. Michael O’Leary will reach out to Bart Perry (City of Maumelle) about cost-sharing

## **XII. Recognition of Resident Assistance**

**Motion:** Provide \$100 gift card to resident who repaired vandalized bridge fencing

**Motion by:** David Chumley

**Seconded by:** Bryan Patton

**Vote:** Unanimously approved

## **XIII. Adjournment**

**Motion to Adjourn:** Dan Wilkinson

**Seconded by:** Bryan Patton

**Time:** 7:40 PM

**Vote:** Unanimously approved