

Maumelle Valley Estates Property Owners Association

Board Meeting Minutes

Date: February 10, 2026 – 6:00 PM

CALL TO ORDER

The meeting was called to order by President Dan Wilkinson at 6:30 PM.

ROLL CALL

Board Members Present:

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

Board Members Absent:

- Brian Patton – Director
 - Michael Singleton – Treasurer
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ASSIGNMENT OF MINUTES

- Braden Bailes assigned to take meeting minutes.
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FINANCIAL REPORT – Michael Singleton, Treasurer (Report presented by Dan Wilkinson)

Collections:

- 90% of budgeted dues collected with approximately \$93,000 in the bank.

2026 Budget:

- Present Board members discussed the proposed 2026 budget.

Motion: Approve the 2026 budget as proposed by the Treasurer.

Vote: Unanimously approved.

DELINQUENT ACCOUNTS

- Board discussed delinquent homeowner accounts and collection strategy.
- Seven (7) properties discussed, each approximately \$2,300–\$3,000; totaling ~\$18,500 collectively.

Motion: Engage POA legal counsel for up to one hour regarding collection options and timelines.

Vote: Unanimously approved.

SIGNAGE – PLAYGROUNDS & TRAILS

- Signage ordered: playground rules, video surveillance, pet waste cleanup.
- Installation approach: 4x4 treated posts for larger signs; 2x4 for smaller signs; concrete setting required.
- Mike Strafka preparing installation estimate.

Motion: Approve use of wood posts and proceed with installer based on estimate.

Vote: Unanimously approved.

ACC UPDATES – Cambris Epperson, Vice President

- Complaints to be routed through POA website forms for documentation and continuity.
- Violation tracker and ACC tracker maintained digitally.
- No action will be on anonymous complaints submitted. POA to verify alleged violations before action.

Motion: Adopt board standard practice for handling complaints/violations.

Vote: Unanimously approved.

LEGAL REPRESENTATION

- Board confirmed POA legal representation: RMP Law Firm, attorney Cole Black.

DREDGING OF FLOOD CONTROL CHANNEL

- Board discussed dredging the channel/canal between the Maumelle Valley bridge and the small walking bridge.
- Proposal received from BratchCo Site Solutions in the amount of \$9,500, including dredging and restoration (straw/lining), and protecting walkways during equipment access.
- A second excavation vendor (Pumas Excavation) was contacted; estimate pending due to scheduling.

TRAILS MAINTENANCE

- Trail conditions discussed, especially tributary/access trails with trip hazards and erosion-related dips/cracks. Liability concerns noted.
- Interim mitigation discussed: marking hazards (e.g., paint) to demonstrate due diligence until repairs can be completed.
- Longer-term planning discussed: trail/asphalt repairs likely significant; could be phased “segment by segment.”
- Bridge decking maintenance discussed

STORAGE CONTAINERS

- Board discussed a complaint regarding a storage container/pod in a driveway.
- Matter has already escalated to city enforcement/court; Board determined POA should not interfere with ongoing city/judicial process.

REZONING / DEVELOPMENT UPDATE

- Board discussed potential rezoning/development across from the neighborhood (near Odom).
 - Information shared indicates a planning commission/city meeting date of approximately February 26.
 - Board discussed possible impacts to property values, traffic, and neighborhood character.
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ELECTIONS / BOARD OPENINGS

- Board discussed upcoming elections and board openings.
 - Dan Wilkinson stepping down a POA President due to moving away from the district.
 - Board discussed the need to digitize vendor contacts.
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ADJOURNMENT

- Motion to adjourn presented and seconded.
- Meeting adjourned at approximately 7:50 PM.

Minutes prepared by: Braden Bailes, Secretary

Minutes reviewed and approved by: Dan Wilkinson, President