

Maumelle Valley Estates Property Owners Association

Annual POA Meeting Minutes

Date: March 10, 2026 6:30 PM

Location: Maumelle Jess Odom Community Center

CALL TO ORDER

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

- Pledge of Allegiance was led by Dan Wilkinson.
- Invocation was led by David Chumley.
- A total of 95 POA members were present at the meeting.

ROLL CALL & BOARD INTRODUCTIONS

Board Members Present:

- Dan Wilkinson – President
- Cambris Epperson – Vice-President, Architectural Control Committee
- Michael Singleton – Treasurer
- Braden Bailes – Secretary / Director
- Jason Ridgell – Director
- David Chumley – Director
- Bryan Patton – Director

Board Members Absent:

- Michael O’Leary – Director

Each board member introduced themselves and summarized their current roles and responsibilities within the association.

BUDGET & FINANCIAL REPORT – Michael Singleton, Treasurer

Year-end 2025 financial summary:

- Approximately \$110,000 in dues and fees was collected in 2025, compared to a budget of approximately \$112,000.
- The association ended 2025 with approximately \$45,000 in cash and all bills paid.
- Reserve funding remained at \$2,500 per month, with approximately \$31,000 held in reserve at year-end.

2026 budget and collections update:

- As of February 28, 2026, the POA had collected \$100,410, with nearly \$7,000 more collected by the date of the meeting.
- The 2026 budget projected approximately \$115,500 in revenue, and collections were reported to be approximately 93% of anticipated revenue by mid-March.
- The Board reported approximately \$71,000 in outstanding dues across delinquent accounts, with 42 active liens in place.
- A revised collections policy became effective January 1, 2026, including a \$25 monthly late fee on balances over \$100 and lien notice procedures beginning once delinquent balances reach \$300.

Key discussion items:

- The Board clarified that liens are used as a collection tool tied to the property and are generally collected at sale, transfer, or refinance; the association is not foreclosing on homeowners.
- The Treasurer reported that taxes for 2022, 2023, and 2024 had been filed and that the association had secured state income tax exemption in addition to its federal treatment as a qualifying property owners association.
- The Board plans to develop a treasury management strategy for idle funds, including possible use of CDs or money market accounts, and to continue digitizing association financial and property records.

ARCHITECTURAL CONTROL COMMITTEE REPORT – Cambris Epperson, Vice-President / ACC Chair

- The ACC reminded POA members that its authority is based on the Bill of Assurance and primarily covers new construction, exterior alterations, maintenance of existing structures, prohibited outbuildings, fences, and nuisance-related vandalism issues.
- Members were directed to use the POA website to submit ACC requests, report violations, and access governing documents and compliance guidance.

- The ACC reported that requests for approval will not be processed until the property owner's dues account is current.
 - Phase 20 development, consisting of 29 new buildable lots, was noted as being subject to ACC review and approval requirements.
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WEBSITE, COMMUNICATIONS & COMMUNITY REPORTING – Braden Bailes, Secretary

- The Board reviewed the POA website, including access to governing documents, meeting materials, financials, and online dues payment tools.
 - Members were encouraged to use the website forms or association email to report trees, maintenance issues, ACC concerns, and other community matters.
 - Residents were reminded that city-owned items such as streets, curbs, sidewalks, and certain code enforcement concerns should be reported directly to the City of Maumelle, including through the SeeClickFix app.
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ELECTION OF BOARD DIRECTORS – Dan Wilkinson, President

Two board positions were open for election.

- Tom Blunt was nominated for one open Director position.
 - David Chumley was nominated for the second open Director position.
 - With two nominees for two openings, Tom Blunt and David Chumley were elected by acclamation to the Board of Directors.
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PROJECT UPDATES & INFRASTRUCTURE REPAIRS – Dan Wilkinson, President

The Board reviewed major maintenance and capital needs for 2026 and beyond, including the following:

- Drainage and erosion concerns remain a significant issue in portions of the Riparian basin and near Maumelle Valley Drive. A dredging/cleanup estimate of approximately \$9,500 was obtained for one problem area and will be evaluated by the Board.
- Walking trails are showing age-related wear, including root intrusion and settlement. Trail grinding, patching, and side stabilization were discussed as future capital projects, with temporary hazard markings planned in the meantime.

- The Board reported proactive tree removal efforts in early 2026. 22 trees had already been removed in January and February, with the Board estimating that proactive maintenance was reducing larger future emergency-removal costs.
 - Gazebo repairs will be needed, particularly to fascia and support areas affected by bird damage.
 - Playgrounds replaced in 2025 remain in service, and additional signage, pet waste reminders, and surveillance-related measures are being added to support safety and liability management.
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INFORMATIONAL PRESENTATION: PROPOSED ZONING / DEVELOPMENT DISCUSSION

As a courtesy to residents, the Board invited Councilman Chad Gardner and Scott Grummer, Director of Planning and Economic Development for the City of Maumelle, to provide an informational update regarding the proposed zoning and development changes affecting property near Maumelle Valley Estates.

- City representatives explained the difference between the current R1, R2, and C1 zoning and the developer's proposed Planned Unit Development (PUD) approach.
 - Residents were advised that portions of the property already allow certain single-family, multifamily, or neighborhood commercial development by right under existing zoning.
 - The City reported that the proposal remains in process, with additional review still required through the planning commission and city council.
 - The apartment-related land use request had not moved forward, and additional public discussion was expected before any final action.
 - Residents were encouraged to monitor the City of Maumelle agenda center, attend upcoming public meetings, and organize comments through the neighborhood if they wished to provide input.
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MEETING ADJOURNMENT

- Motion to adjourn made by Dan Wilkinson and seconded.
- Meeting adjourned at 8:30 PM.