

Maumelle Valley Estates Property Owners Association

Annual POA Meeting Minutes

Date: April 14, 2026 6:00 PM

Location: Maumelle Jess Odom Community Center

CALL TO ORDER

The meeting was called to order by Vice President Cambris Epperson at 6:00 PM.

- The first order of business was the reorganization of officers following President Dan Wilkinson's departure.

ROLL CALL & BOARD INTRODUCTIONS

Board Members Present:

- Cambris Epperson – Vice-President
 - Michael Singleton – Treasurer
 - Braden Bailes – Secretary
 - Jason Ridgell – Director
 - David Chumley – Director
 - Bryan Patton – Director
 - Tom Blount – Director
 - Michael O'Leary – Director
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OFFICER ELECTIONS

- Cambris Epperson was nominated and unanimously approved to serve as President.
 - Michael O'Leary was nominated and approved to serve as Vice President.
 - Braden Bailes agreed to continue serving as Secretary and was approved by the Board.
 - Michael Singleton agreed to continue serving as Treasurer and was approved by the Board.
 - The newly elected officer positions were stated to become effective the following day, April 15, 2026
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COMMITTEE ASSIGNMENTS

- Architectural Control Committee (ACC):
 - Cambris Epperson to remain as chair.
 - David Chumley and Braden Bailes agreed to be on the committee.
 - Additional committee support was discussed to assist with construction plan review activity in Phase 20.
- Investigations / Complaint follow-up: Michael O'Leary and Tom Blount volunteered to assist with occasional fact-finding and complaint verification when needed.

- Bridges and Channels: Brian Patton and David Chumley agreed to serve on this committee, with Michael Singleton assisting as needed with contracts, invoicing, and legal review.
 - Parks, Playgrounds, and Pavilions: Jason Ridgell agreed to check playgrounds and pavilions periodically.
 - Paths / Trail hazards: Michael O'Leary agreed to assist with identifying and marking high-hazard trail areas until larger repairs can be budgeted.
 - Christmas decorations: Tom Blount volunteered to coordinate seasonal decorations, including trees, entrance swags, lights, and related vendor coordination. Bryan Patton also agreed to be on the committee.
 - Fee Schedule Committee: Cambris Epperson, Michael O'Leary, Michael Singleton and Tom Blount agreed to be on the committee.
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ACC AND DEVELOPMENT MATTERS

- The Board discussed the increased workload associated with full construction reviews for homes in Phase 20 and the need to turn around reviews quickly.
 - An outstanding ACC issue at 116 Keystone was discussed. The Board is working with the contractor to obtain documentation for a post-construction review.
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TRAILS, PLAYGROUNDS, BRIDGES, AND CHANNELS

- The Board discussed deteriorated path conditions, including trip hazards caused by roots, settlement, erosion, and age-related wear.
 - A motion was made, seconded, and approved to purchase approximately four to six cans of high-visibility marking paint for temporary hazard marking on trail areas.
 - Longer-term path repair options discussed included grinding/flattening certain sections, replacing severely damaged sections, and addressing repairs in phases.
 - Bridges and channels continue to require oversight. The Board discussed obtaining updated dredging / channel-cleaning quotes and confirmed that contractors should be responsible for securing all required permits.
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CHRISTMAS DECORATIONS AND GUARD HOUSES

- The Board discussed obtaining additional vendor quotes for holiday lighting installation for the guard houses.
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TREASURER REPORT

- Michael Singleton reported that approximately \$112,000 had been collected, representing about 97% of allocated collections for the period discussed.
- The Board discussed continued collection efforts, including building-related fees and late fees, and noted that quarterly billings would continue.

- One highly delinquent account, just under approximately \$2,000, filed a credit-card chargeback. The dispute remains under review.
 - Regarding 107 Hidden Falls, the Board paid for cleanup related to an active foreclosure and is attempting to recover those cleanup costs.
 - The Treasurer has begun notifying mortgage holders when liens are filed, with the hope that this will improve collection outcomes.
 - A debit card has been obtained for POA use to simplify authorized purchases and reimbursements.
 - Form 1120-H for tax year 2025 was mailed, and the Treasurer reported that the association remains in compliance. The Board also noted that the POA's state tax exemption remains in place.
 - The Treasurer is researching treasury-management options, including the possibility of laddered CDs, and will circulate recommendations by email for Board consideration.
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SIGNAGE, CAMERAS, AND PLAYGROUND SECURITY

- The Board confirmed that signage had been received and that installation planning was underway for pet-related trail signs and other posted notices. Signage includes Playground Rules, Surveillance, and Pet Deposit Cleanup signs.
 - The Board revisited prior discussion about surveillance cameras at playground locations, including vandalism history, risk mitigation, resident safety, liability concerns, and ongoing monitoring responsibilities.
 - After discussion, a motion was made, seconded, and approved to move forward with the purchase of playground cameras.
 - A second motion was made, seconded, and approved to allow up to two cameras per playground location, based on installer recommendation and coverage needs. The initial plan discussed was to begin with two cameras and then adjust if blind spots are identified.
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FEE SCHEDULE REVIEW

- The Board agreed to form a smaller working group to develop fee proposals for violations and ACC matters for later presentation to the full Board, rather than spending the full meeting on that topic.
 - Cambris Epperson and Michael O'Leary were identified as necessary participants in that working group, with additional participation to be arranged as needed.
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NEW BUSINESS

- Phase 20 is now open, lots are being sold, and dues are being collected on those lots. The Board discussed this as the final phase of the neighborhood build-out.
- The Board approved pre-authorization for Treasurer Michael Singleton to file liens when necessary, consistent with the bylaws.
- Sprinkler / backflow / RPZ servicing was discussed in regard to POA irrigation. The Board plans to follow up with the prior vendor regarding annual inspection, winterization, and the location or handling of removed components.

- The Board approved the Treasurer's request to purchase paid accounting software at approximately \$190 per year.
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LANDSCAPING AND COMMON-AREA ISSUES

- The Board discussed complaints regarding a cul-de-sac island area that had previously been damaged by construction traffic on Keystone Lane.
 - Because the area does not have irrigation, the Board discussed lower-maintenance options rather than sod, with river rock identified as the preferred direction. Additional quotes will be obtained as needed.
 - The Board also discussed website-related costs, including domain registration, and reimbursement of those expenses.
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OPEN FORUM

- The Board discussed the need to verify POA property boundaries in certain green-space areas near the trails on Lake Valley Drive.
 - Renewals associated with the website were discussed. Domain registration, WordPress platform cost, backup features and web contact forms are renewed in Q2 2026.
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ADJOURNMENT

- Motion to adjourn made by Cambris Epperson and seconded.
- Meeting adjourned at 7:45 PM.