



Maumelle Valley Estates Property Owners Association

Board Meeting Minutes

Date: June 30, 2026 - 6:00 PM

CALL TO ORDER

The meeting was called to order by President Cambris Epperson at 6:05 PM. The transcript reflects that all Board members and the Treasurer were present.

ROLL CALL

Board Members Present:

- Cambris Epperson - President
 - Michael O'Leary - Vice President
 - Michael Singleton - Treasurer
 - Braden Bailes - Secretary
 - Jason Ridgell - Director
 - David Chumley - Director
 - Bryan Patton - Director
 - Tom Blount - Director
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OLD BUSINESS - KEYSTONE LANE CUL-DE-SAC

- The Board reviewed two landscaping proposals to replace the damaged/sparse sod in the Keystone Lane cul-de-sac island with a lower-maintenance river-rock design.
- The lower-cost proposal from MD's Lawn Care and Landscape included removal/preparation, weed barrier, river rock, three white-flowering crape myrtles, and use of larger existing boulders where practical.

Motion: Proceed with the lower-cost MD's proposal as presented.

Vote: Approved.



TREASURER REPORT - MICHAEL SINGLETON

- The Treasurer reported that collections for the year were strong. Including a pending PayPal transfer, total collections were reported at nearly \$125,000.
- Accounts receivable were approximately \$69,000 across about 127 properties. An additional 17 properties were expected to receive notices of intent to file liens under the collection policy adopted earlier in the year.
- Quarterly billing statements will continue in an effort to improve communication and collections.
- The reserve balance was approximately \$34,000. The Board continues to set aside \$2,500 per month, with dredging/channel work noted as a recent reserve-funded capital expense.

Motion: Authorize the Treasurer to write off very small account balances equal to four times the current cost of a postage stamp or less (approximately \$3.12 at the time of the meeting).

Vote: Approved.

CAPITAL PLANNING, TRAILS, AND INVESTMENTS

- The Board discussed the need for multi-year capital planning for POA-owned trails and other major assets. Several trail sections have significant root damage, settlement, and other deterioration.
 - Board members will obtain at least two asphalt repair/resurfacing quotes and use available mapping/GIS information to better determine the length and scope of POA-owned trails. A cost estimator may also be considered to validate contractor pricing.
 - The Treasurer reviewed short-term CD options of approximately 4.05%. Any investment of idle funds was deferred until near-term capital needs are better defined.
 - Landscaping spending was well below the annual budget at mid-year, largely because reduced mowing had been required. The Board expects the remaining landscaping budget to be sufficient for the Keystone project.
 - RPZ/backflow devices had been installed and were scheduled for testing. A leaking device near the Lake Valley/Cypress gazebo area will be inspected and repaired or replaced as needed.
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PROPOSED ACC FEE SCHEDULE

- The Board reviewed a proposed fee structure for ACC and covenant violations. Discussion focused on whether the governing documents provide sufficient authority to impose and collect such fees and the importance of providing advance notice to property owners.

Motion: Send the proposed fee structure to POA legal counsel for review to determine whether the Board has lawful authority to implement and enforce it.

Vote: Approved.



- No fee schedule was adopted or implemented at this meeting. Any future rollout would occur only after legal review and further Board action.
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NEW RESIDENT WELCOME PACKET

- The Board discussed improving communication with new property owners by providing basic POA information, website and contact information, amenities, and an introduction to the Board.

Motion: Create a new-resident welcome letter/brochure.

Vote: Approved.

- The Board will also seek updated email addresses and phone numbers for new owners and may explore local business partnerships for the welcome program.
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ACC UPDATES

- Tree requests may be referred directly to Alpine Tree Service for evaluation and routine work within the approved budget; several dead or hazardous trees were identified for removal.
 - The ACC reviewed several pending compliance matters. Follow-up remains in progress.
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DRAINAGE, BRIDGES, AND CHANNELS

- A drainage complaint near Mountain Valley Drive was discussed. Before the POA takes action, the Board will confirm property ownership, determine whether the affected area is designated wetland, and review whether the POA has performed maintenance there previously.
 - Recent channel/dredging work was reported to be performing well during rainfall, and disturbed areas had been reseeded.
 - The Board also received a report of possible damage to a dam/water-control area near the wetland preserve. Follow-up will be made to determine ownership and whether another agency, including the U.S. Army Corps of Engineers, has responsibility.
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PLAYGROUNDS, PAVILIONS, CAMERAS, AND TRAILS

- Playgrounds and pavilions will continue to receive periodic inspections.
- Previously approved playground cameras remain pending installation. Pet-waste and other signage has been installed, and the Board continues to monitor resident feedback and maintenance needs.
- Trail trip hazards remain part of the broader capital-planning effort.



GUARD HOUSES, LIGHTING, AND LANDSCAPING

- The Board reviewed condition issues at the guard houses, including masonry cracking/spalling, settlement, aging lanterns, broken landscape lighting, and general maintenance needs. Repair options and whether an insurance claim is appropriate will be evaluated based on cost and coverage.

Motion: Authorize replacement of twelve guard-house lanterns at a cost of up to \$100 per fixture.

Vote: Approved.

- Three holiday-lighting proposals were reviewed. Rather than commit to another recurring seasonal installation, the Board will also obtain pricing for permanent color-changing LED lighting and compare the long-term cost.

Motion: Request a proposal from MD's Lawn Care and Landscape to refresh landscaping at the Lake Valley guard-house/entrance area, including replacement of dead plant material and options for improved seasonal landscaping.

Vote: Approved.

ADJOURNMENT

- Motion to adjourn made by Cambris Epperson and seconded.
- Meeting adjourned at 8:11 PM.

Minutes prepared by: Braden Bailes, Secretary