

AMENDED DRAFT WALNUT VALLEY HOMEOWNERS BOARD MEETING  
July 10, 2023

The Walnut Valley Homeowners Board met at 6:30 p.m. on July 10, 2023 at St. James Methodist Church in Little Rock, AR. Notice of the meeting was provided to the public and members of WVHA by posting on Facebook and through email.

The meeting began with an Open Forum and presentations by the following:

Capi Peck, Little Rock City Director.

Sunderland has completed its tornado debris pick up work. The last loads were removed from 92 addresses in Walnut Valley. If tornado debris remains and needs to be picked up, residents should call the 311 number and request service. The City will be asked to waive fees for additional pickup services.

Access School has filed a petition for a conditional use permit for 2 residential lots in Walnut Valley. Several Access Board members who she has contacted were not aware of the plans to turn the lots into traffic routes for Access. Jamie Collins of the Planning Department has also been contacted. Anyone opposing the conditional use permit applications should send an email to her at [peck.capi@gmail.com](mailto:peck.capi@gmail.com) as soon as possible. Questions that need to be researched and answered include whether the 2 lots had repairable homes on them; and if so, did Access secure permits for the tear-downs; the number of school bus stops that take place on Walnut Valley Drive.

A meeting with ARDOT has been scheduled to address the need for a noise barrier next to I-430 now that all the trees in the area are gone due to the tornado. Sen. Clarke Tucker will attend this meeting with her.

Chief Heath Helton of Little Rock Police Department

He introduced Maj. Zack Farley, the new commander of the Northwest Station, who will be notified of future WVHA Board meetings, and Lt. Wade Neihaus.

The Department is pushing for more poles and lights to be installed in Walnut Valley as a crime deterrent. There has been an influx of people bussed into Central Arkansas recently, and this has stretched Department manpower resources; however, overtime details have been assigned to Walnut Valley for now to help with thefts. The Chief urged those with Ring cameras and similar doorbells to sign up for the program that uses footage as part of the real time crime center hub to track crimes in progress. YourLRPD app is the link.

Laura Martin is the community resources specialist with LRPD and can assist with organizing neighborhood watch teams.

LRPD will be rolling out a Behavioral Response Team in September 2023 that will include an officer and a social worker; it may include an individual from MEMS to do medical triage.

An announcement was made that there are 3 additional positions on the Board that are open, so those interested should contact the Secretary at [dycotton.wvha@yahoo.com](mailto:dycotton.wvha@yahoo.com).

A survey has been done for the July 15<sup>th</sup> weekend workday. The forms sent out on social media with the QR code will allow for information capture for volunteers. As many volunteers as possible are needed so that remaining debris can be removed to the curb for the elderly residents of Walnut Valley (as a first priority) and any other residents who need help.

Pulaski Heights Methodist Church has given WVHA a gift of \$50,535.88 for the restoration of the park area.

The meeting of the Board was called to order by President John Payne at 7:40 p.m. Those present were: Dillon Bevill-Smith, Jenny Bishop, Kathy Uekman (Treasurer), Nicholas Norfolk (Vice-President), and Treeca Dyer Cotton (Secretary).

#### OLD BUSINESS:

- A. Minutes of the June 12, 2023 meeting were reviewed. By motion made by Kathy and seconded by Jenny the minutes were approved unanimously as presented.
- B. Treasurer's Report shows that WVHA has \$105,349.00 in the bank, and there have been at least 123 homeowners who have paid dues. This may be an under-counting of those who have paid because of the transition from the previous treasurer to Kathy. Checks for approximately \$39,000.00 and \$50,000.00 have been issued by the insurance provider but have not yet been deposited because the Board wants to make sure all covered damages and claims have been addressed.
- C. Payment to Blue Water Pools was again deferred due to concerns about shoddy workmanship, which will be inspected next week and reported to Blue Water Pools. The balance due is \$16,572.88, which includes a downpayment of 20%.
- D. Because of the concerns about bills and payments going to the mailbox at the part a motion was made by Treeca and seconded by Nick to authorize the expense for a Post Office Box for WVHA. The motion passed by a unanimous affirmative vote.

#### NEW BUSINESS:

- A. Committee reports for the Architecture Committee (Jared Dulski, who was present) and the Park/Grounds Maintenance Committee (Kathryn Parham, who was not present) were made by Dillon. Jared raised concerns about the process established for bidding and warranties on projects that are paid for from assessment funds. There are no guidelines in the By-Laws, and no policy of record. Jared will draft a set of purchasing procedures for the Board's review and approval. Since so many things need to be replaced, and bids need to be solicited, Jared will have the draft procedures completed and sent to the Board prior to the August meeting.
- B. The plans of Access School to turn residential lots on Walnut Valley Drive were discussed again. Dillon Bevill-Smith and Jenny Bishop were nominated to be the speakers for WVHA at the meeting of the Planning Commission in opposition to the application for the conditional use permit.
- C. Materials and supplies will be needed for the work day on July 15<sup>th</sup>. By motion made by Dillon and seconded by Jenny, and passed unanimously, the Board authorized expenditures for supplies, which included but were not limited to the rental of a skid steer, water for workers, a dump truck load of dirt, fence repair around the pool and tennis court, and work by Staley Electric to install electricity permanently for the pool/park.

- D. The water leak in the park must be addressed immediately because of the need to fill the pool to avoid problems with the gunnite lining. By motion made by Jenny, seconded by Dillon, and passed unanimously, the Board authorized the investigation into the source of the leak and expenses of the repairs needed to fix it.

With no other business to be transacted by the Board, a motion was made by Kathy, seconded by Treeca, and passed unanimously to adjourn.

Respectfully submitted,  
Treeca Dyer Cotton, Secretary