

## Board Meeting Minutes

2/13/2024

### Attendance

- Board Members present: John Payne (President), Nicholas Norfolk (Vice President), Dillon Bevill-Smith (Secretary), Jenny Bishop, Lara Jolley, Kathy Uekman (Treasurer), Treeca Dyer-Cotton, and Carissa Frost
- Board Members absent: Angela Mull

### Call to Order

- The Walnut Valley Homes Association (WVHA) Board meeting was called to order by John Payne at 6:31 pm.

### Approval of Minutes from Past Meeting(s)

- The minutes of the January 08, 2024 meeting were reviewed by the Board and a motion was made to approve the minutes.
  - Motion – Nicholas Norfolk
  - Seconded – Treeca Dyer-Cotton
    - Motion passed unanimously.

### Treasurer's Report - 01/01/2024 – 01/31/2024

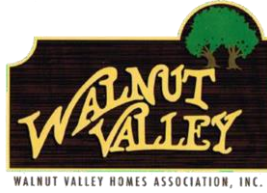
<u>Title</u>	<u>Amount</u>
Deposits: 6	\$ 23085.62
Withdraws/Debits: 5	\$ 443.11
Checks Written:	\$ 4500.00
<b><u>Total Ending Balance</u></b>	<b>\$ 207356.31</b>
<b><u>Total Balance</u> - 02/12/2024</b>	<b>\$ 203895.21</b>

A detailed Budget report containing the 2023 data with projected costs for 2024 along with the normal monthly Treasurer Report was presented to the board by Dillon Bevill-Smith. Projected Budget is attached to these meeting minutes. The Projected Budget includes projects that may be reimbursed by Immanuel Baptist Church and other organizations. The Board wanted to include those projects in the Budget just in case they were not covered.

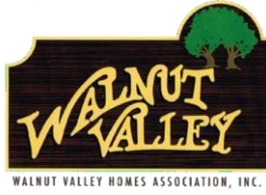
- A motion to accept the Treasurers report and Projected Budget was made.
  - Motion – Treeca Dyer Cotton
  - Seconded – Carissa Frost
    - Motion passed unanimously.

### Committee Reports

- Architecture Committee:
  - N/A
- IT Committee
  - N/A
- Pool Committee:



- N/A
- Park Committee
  - Fence Repairs
    - We have accepted the bid placed by JACOR for the replacement of the fencing around the pool and tennis court. JACOR has put in an order for the materials needed for the repairs and will schedule a time to come out and start work once received. Immanuel Baptist Church has approved the reimbursement for this project.
  - Plumbing Repairs
    - Jenny Bishop asked that the board discuss allowing a set budget that she can approve for the repairs needed at the park for the plumbing without having to get a board vote for the exact amount. After discussion a motion was made to approve a budget for cost of repairs up to \$6000 that Jenny can approve without having to get a board vote.
      - Motion - Jenny Bishop
      - Seconded - Carissa Frost
        - Motion passed unanimously.
  - Playground Equipment Assembly and repairs
    - A down payment has been placed for the repairs of the playground equipment. Jack Wills Outdoor Living will let us know when the equipment order arrives and schedule a time to complete the project.
  - Shed Assembly
    - Volunteers have completed the assembly of the shed. There are still plans to paint the shed at a later date.
  - Door King
    - Arkansas Automatic Gates is scheduled to come out and provide a quote for the repairs that are needed for entrance gate and pool entrance door.
  - Electrical Work
    - CAM Electrical is scheduled to come out and work on the electrical repairs this month.
  - Debris cleanup
    - Vasquez Tree Service was hired to clean up the debris in the common area on Jamestown Ct.
    - Walnut Valley Track E Cleanup
      - Home Owners received letters from ARDOT that they would be cleaning up the Common area behind homes along Walnut Valley. That has not happened and trees were planted. The board will reach out to ARDOT and other leaders to see if we can get a resolution.
      - Jenny Bishop will begin getting quotes for the cleanup in the area.
  - Green Spaces
    - Dillon Bevill-Smith showed the community members a map of the Walnut Valley area with highlights of the areas that the HOA is responsible for maintaining.
- Real Estate Committee



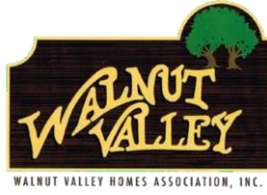
- Treeca Dyer-Cotton has reached out a community member who was effected by both the tornado and microburst that hit walnut valley. She has reached out to see if she can point them in the right direction with getting assistance.
- Treeca Dyer-Cotton has reached out to 8 Cherry Valley owners with no luck of communicating. 8 Cherry Valley owners have applied to run as an Airbnb. The Planning Commission has this topic as an item to be discussed at the March 14<sup>th</sup> meeting. It is advised that all residents in the community make an appearance at the meeting to voice their concerns.
- Community Events Committee
  - March 31<sup>st</sup> Anniversary
    - John Payne is working with other community members to try and organize an event for the anniversary of the March 31<sup>st</sup> Tornado.
  - Keep Little Rock Beautiful – March 9<sup>th</sup>
    - Jenny Bishop is working on scheduling a cleanup day in conjunction with the Keep Little Rock Beautiful team to have the Walnut Valley area cleaned up. Immanuel Baptist Church is interested in assisting with the cleanup day. More information will be posted online when available.
  - Eclipse – April 8<sup>th</sup>
    - Discussion took place for inviting people to the park to enjoy the Eclipse. More information about the event will be available at a later date.

### Old Business

- Capital City Lawsuit
  - The only updates available is that Stuart Law firm has responded to the lawsuit on our behalf. When more information is available, the Board will alert the community.

### New Business

- Annual Assessment Reminder
  - Homeowners are reminded that annual assessments were due February 1<sup>st</sup> 2024. A 10% late fee will be applied to the full balance at the end of the month on all outstanding dues.
- Bills to pay
  - Erwin & Company – Accountants work for the past two years.
    - A motion was made to pay the bill received for \$3500.00
      - Motion – Dillon Bevill-Smith
      - Seconded – Treeca Dyer-Cotton
        - Motion passed unanimously
- Green Space Ideas
  - The floor was open for ideas surrounding the green space. Suggestions were made to have benches placed at the green space on social media. A survey will be posted on the website for members to submit their suggestions and ideas on what we could do with the green spaces.
- Seedling Program
  - Nicholas Norfolk has informed the community that Little Rock was selected as a recipient for a seedling from the “Survivor Tree” from the only standing tree from 911. An offer to have the seedling planted at the Walnut Valley Park was extended to the Board.
- Liens



- The board discussed the best time frame to send out liens for accounts that have a past due balance. After discussion the board decided that liens will be sent out to all past due members effective May 1<sup>st</sup> 2024.
- Release of Liens
  - Since the last meeting, there have been two liens that were able to be removed. 1015 N Shackleford Rd and 811 N Shackleford has paid their assessments in full and paperwork for the liens have been filed.

#### **Meeting Adjournment**

- A motion was entered to adjourn the meeting at 8:17 pm
  - Motion - Kathy Uekman
  - Seconded - Carissa Frost
    - Motion passed unanimously.

#### **Future Board Meetings**

March Monthly Meeting: Monday 3/11/2024
April Monthly Meeting: Monday 4/8/2024
May Monthly Meeting: Monday 5/13/2024

# Walnut Valley Homes Association

## Projected Budget

HOA Expenses	2023	2024 (Projected)
<b>Insurance</b>		
Liability Insurance	\$8,632.88	\$8,700.00
Chubb - Officer Insurance	\$2,667.00	\$2,700.00
Workman's Comp	\$0.00	\$900.00
<b>Office Supplies/Mail out</b>		
Newsletters	\$497.22	\$200.00
Envelopes/Stamps	\$0.00	\$1,158.00
Office Supplies	\$200.00	\$300.00
Lien Filing Fees	\$100.00	\$300.00
<b>Legal</b>		
Lawyer Fee	\$5,000.00	\$5,000.00
<b>Park Maintenance</b>		
Equipment Maintenance	\$1,628.29	\$2,000.00
Grounds Maintenance	\$5,025.80	\$11,000.00
Other Park Maintenance	\$94.00	\$400.00
<b>Utilities/Bills</b>		
Internet	\$600.00	\$700.00
Electric	\$1,186.93	\$2,300.00
Water	\$980.06	\$2,400.00
Microsoft Subscription	\$99.99	\$100.00
Door King	\$93.53	\$100.00
QuickBooks	\$322.50	\$645.00
Erwin & Company	\$0.00	\$3,500.00
<b>Outstanding Repairs</b>		
Electrical - Cam Electrical	\$0.00	\$11,537.00
Fence - JACOR	\$0.00	\$29,653.00
Leak Detection - Deep Dive	\$0.00	\$400.00
Water Repair - Clog Hogs	\$0.00	\$1,587.96
Playground - Jack Wills	\$0.00	\$1,500.00
Cleanup - Jamestown Ct	\$0.00	\$2,000.00
Pool - Bluewater	\$10,000.00	\$7,000.00
Shed	\$4,344.99	\$400.00
Lawsuit - Capital City	\$0.00	\$167,166.00*
<b>TOTAL</b>	\$41,473.19	\$263,646.96
<b>HOA Income</b>		
<b>Income</b>		
Assessments	\$37,572.43	\$43,020.25
Donations	\$53,571.89	\$0.00
Grants	\$1,500.00	\$0.00
Oustanding Dues/Liens		\$47,457.14
Insurance Payouts	\$96,323.89	\$3,200.00
<b>TOTAL</b>	\$188,968.21	\$93,677.39

Pool Expenses	2023	2024 (Projected)
<b>Pool Expenses</b>		
Concessions	\$50.00	\$1,300.00
Pool Furniture	\$0.00	\$0.00
Pool Maintenance	\$10,000.00	\$2,000.00
Pool Supplies	\$4,991.32	\$5,000.00
Pool Inspection Fee	\$0.00	\$30.00
Salaries	\$0.00	\$19,000.00
Payroll Taxes	\$115.00	\$1,700.00
<b>TOTAL</b>	\$15,156.32	\$29,030.00
<b>Pool Income</b>		
<b>Pool Income</b>		
Concession Sales	\$0.00	\$1,900.00
Memberships	\$0.00	\$15,000.00
Pool Rental	\$0.00	\$300.00
<b>TOTAL</b>	\$0.00	\$17,200.00

Future Project Needs	
<b>Project Description</b>	
Debris Removal	\$25,000.00
Misc. Park Projects	\$25,000.00
<b>TOTAL</b>	\$50,000.00

\* Lawsuit - Capital City / Projected maximum payment