

Board Meeting Minutes

1/08/2024

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, Carissa Frost, and Angela Mull
- Board Members absent: John Payne (President)

Call to Order

- The Walnut Valley Homes Association (WVHA) Board meeting was called to order by Nicholas Norfolk at 6:46 pm.

Approval of Minutes from Past Meeting(s)

- The minutes of the December 11, 2023 meeting were reviewed by the Board and a motion was made to approve the minutes.
 - Motion – Angela Mull
 - Seconded – Carissa Frost
 - Motion passed unanimously.

Treasurer's Report - 12/01/2023 – 12/31/2023

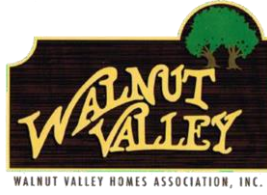
<u>Title</u>	<u>Amount</u>
Deposits: 0	\$ 0
Withdraws/Debits: 4	\$ 63.13
Checks Written:	\$ 9156.80
<u>Total Ending Balance</u>	\$ 189,213.80
<u>Total Balance - 11/2/20223</u>	\$ 189,213.80

A detailed financial report containing the 2022 and 2023 data was presented to the board members along with the normal monthly Treasurer report was presented by Dillon Bevill-Smith. Robert Smith would like to have a meeting with the board members to create a tentative budget for the 2024 year.

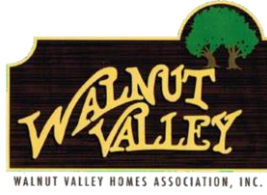
- A motion to accept the Treasurers report was made.
 - Motion – Treeca Dyer Cotton
 - Seconded – Lara Jolley
 - Motion passed unanimously.

Committee Reports

- Architecture Committee:
 - Nicholas Norfolk informed the community that the city is working on approving the plans for the temporary fire station in the Walnut Valley Area.
- IT Committee
 - Dillon Bevill-Smith informed the board that the WVHA Laptop was able to be recovered but the laptop will most likely need to be replaced in the near future.
- Pool Committee:



- Blue Water Pool Company asked that we work on getting the fence put up around the pool and let them know when the water lines have been repaired at the pool. Once that happens they will cover the pool for us.
- Real Estate Committee
 - Dillon Bevill-Smith has pulled a full report of all homes in the WVHA area that have sold in 2023 and has been working on updating our systems with the correct contact information for homeowners.
 - Treeca Dyer-Cotton will research to see if there are any lawsuits filed on the company that worked on a local resident's home.
- Park Committee
 - Playground Equipment Assembly and repairs
 - Immanuel Baptist has volunteered to set up the purchased playground equipment. No updates from Immanuel at this time.
 - Shed Assembly
 - Volunteers started to assemble the shed and were postponed due to the weather. Immanuel Baptist Church has volunteers who are going to come and finish the assembly of the shed. No update has been provided on the completion at this time.
 - Electrical Work
 - The board received an additional electrical repair quote. Jenny Bishop has provided the quote to Immanuel Baptist Church in hopes of them reimbursing us for the cost of repairs. Dillon Bevill-Smith has also provided the quote to our insurance carrier to see if they will cover the cost of repairs. Though we are not sure if the cost of the electrical work will be reimbursed, the board decided to vote on hiring Cam Electrical and Data Solutions to make the repairs.
 - Motion was made to hire Cam Electric to do the electrical work that is needed at the pool and park.
 - Motion – Treeca Dyer-Cotton
 - Seconded – Carissa Frost
 - Motion passed unanimously
 - Fence Repairs
 - WVHA received two quotes for fencing repairs. Jenny Bishop has provided the quotes to Immanuel Baptist Church to talk about the possibilities of them paying for the repairs. There have been some concerns about the safety of the pool area with the fence still being damaged. Dillon Bevill-Smith will send the quotes that we do have to insurance to see if they will cover the cost to make the repairs needed.
 - Jenny Bishop will get with Jarrod about getting an updated quote on the fencing.
 - Debris cleanup
 - Debris removal on Walnut Valley was completed by Vasquez Tree service. Board and community members all said that the work that was completed was above satisfactory.
 - Jenny Bishop will get a quote from Vasquez Tree Service for other green spaces in the neighborhood that need additional debris picked up.



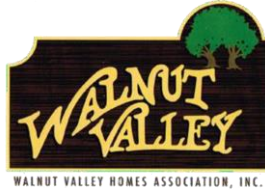
- Community Events Committee
 - March 31st event. John Payne is working with other community members to try and organize an event for the anniversary of the March 31st Tornado.

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

- Airbnb in Walnut Valley
 - Nicholas Norfolk informed the community about the City's stance on Airbnbs. The city passed an ordinance that there can only be 500 Airbnb's and that they are held to certain standards. A neighboring HOA had presented complaints to the planning commission about an Airbnb being in their neighborhood and the planning commission sided with the person who had the Airbnb. Dillon asked that Nicholas try and locate a list of Airbnb's to make sure that the one in the WVHA is listed on their approved list. Nicholas will find the ordinance to have it posted for the WVHA community. We ask that those who have complaints about the property operating as a Airbnb continue to send those to the WVHA board and also that they make noise complaints to the city through the appropriate channels.
- Bills to pay
 - Lara Jolley will send the receipts from the food purchased for the volunteers to the treasurer to get reimbursed.
 - Stamped Envelopes for assessment letters
 - A motion was made to purchase a pack of 500 stamped envelopes for \$378.20.
 - Motion - Dillon Bevill-Smith
 - Seconded - Angela Mull
 - Treeca Dyer-Cotton presented an amendment that we purchase three packs of 500 stamped envelopes in the event that the cost of stamps has not yet increased.
 - Motion: Treeca Dyer-Cotton
 - Seconded – Lara Jolley
 - Amendment and Motion passed unanimously
- Lien Policy
 - A policy for the process of how the WVHA Board should handle issuing and the removal of liens was presented by Dillon Bevill-Smith with the updated edits that were requested by the Board members at the last meeting.
 - A motion was made to adopt the Lien Policy.
 - Motion – Treeca Dyer Cotton
 - Seconded - Jenny Bishop
 - Motion passed unanimously
- Annual Assessment Increase
 - The 2023 Assessment amount was \$97.85. If the board chose to accept the 3% increase for annual assessments the amount would increase by \$2.94 making the 2024 annual assessment \$100.97. The Board members listed some concerns from the community members not wanting the cost of the assessment to increase. Other community members have opinions that the annual assessment fees are low and should cost more to provide



additional funding. A community member asked if payment plans would be allowed to make their annual assessment payment. Community members are advised to reach out to the Treasurer at treasurer.wvha@gmail.com if they would like to request the possibility of setting up a payment arrangement for assessments and with any other questions about the assessment payments. Treeca Dyer-Cotton spoke about the needs of an annual increase because of the costs to maintain the Neighborhood and that expenses contribute to the value of the property of all persons in the WVHA community. Maintaining the neighborhood increases the value of properties.

- A motion was made to increase the 2024 annual assessment to \$100.75 which is within the 3% assessment allowance.
 - Motion – Carissa Frost
 - Seconded - Angela Mull
 - Motion passed unanimously

Meeting Adjournment

- A motion was entered to adjourn the meeting at 8:29 pm
 - Motion: Dillon Bevill-Smith
 - Seconded: Carissa Frost
 - Motion passed unanimously.

Future Board Meetings

February Monthly Meeting: Monday 2/12/2024
March Monthly Meeting: Monday 3/11/2024
April Monthly Meeting: Monday 4/8/2024