

## Board Meeting Minutes

12/11/2023

### Attendance

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

### Call to Order

- The Walnut Valley Homes Association (WVHA) Board meeting was called to order by John Payne at 6:30 pm.

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

- The minutes of the November 2, 2023 meeting were reviewed by the Board.
  - Motion – Jenny Bishop
  - Seconded – Lara Jolley
    - Motion passed unanimously.

### Treasurer's Report - 11/01/2023 – 10/31/2023

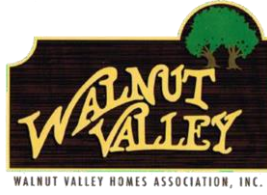
<u>Title</u>	<u>Amount</u>
Deposits: 6	\$ 17262.44
Withdraws/Debits: 9	\$ 198.66
Checks Written:	\$ 1005.51
<b><u>Total Ending Balance</u></b>	<b>\$ 198,433.73</b>
<b><u>Total Balance</u></b> - 11/2/20223	<b>\$ 198,433.73</b>

The Treasurers report was presented by Dillon Bevill-Smith.

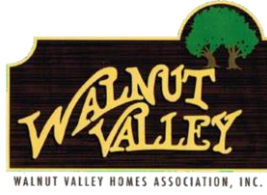
- Treeca Dyer-Cotton made a motioned that the treasurer explore options at opening a money market or interest earning account to move funds into.
  - Motion – Treeca Dyer-Cotton
  - Seconded – Dillon Bevill-Smith
    - Motion passed unanimously
- A motion to accept the Treasurers report was made.
  - Motion – Jenny Bishop
  - Seconded – Lara Jolley
    - Motion passed unanimously.

### Committee Reports

- Architecture Committee:
  - Jarred Dulski advised that there is no new business.
- IT Committee
  - Dillon Bevill-Smith advised that they are working on making repairs to the WVHA laptop.
- Pool Committee:



- Blue Water Pool Company was contacted 12/11/2023. They have removed some of the leftover equipment from the pool area and informed that they will work on the additional repairs needed when we can get water back to the pool area. They asked that we work on getting the fence put up around the pool so that when we can have water back at the pool and once that happens they will cover the pool for us.
- Real Estate Committee
  - No update
- Park Committee
  - Playground Equipment Assembly and repairs
    - Emmanuel Baptist has volunteered to set up the purchased playground equipment.
    - The Rainbow Company advised that the current equipment will not cover the warranty issues on the equipment but they do plan on working with us to make the repair cost as little as possible.
  - Shed Assembly
    - Volunteers started to assemble the shed and were postponed due to the weather. Emmanuel Baptist Church has volunteers who are going to come and finish the assembly of the shed.
    - Andrew Parham's work donated shingles and paint for the shed.
    - There were discussions about possibly having artists come and do murals on the shed after assembly. This discussion will continue in future meetings.
  - Door King
    - The gates at the park were damaged because of the tornado. Because we do not pay for an annual subscription to get assistance they directed Dillon Bevill-Smith to talk to one of the local distributors. More information will be provided when obtained.
  - Repairs completed at the Park
    - Roof repairs for the pavilion and the pool house and the bridge have been completed and the company did a phenomenal job. Emmanuel Baptist Church asked that we pay the contractor for the work and then they will reimburse us for the cost of repairs.
      - Motion was made to pay the contractor for the work completed.
        - Motion – Jenny Bishop
        - Seconded – Dillon Bevill-Smith
          - Motion passed unanimously
  - Fence Repairs
    - WVHA received two quotes for fencing repairs. Jenny Bishop has provided the quotes to Emmanuel Baptist Church to talk about the possibilities of them paying for the repairs.
  - Debris cleanup
    - The board received two quotes for tree removal and debris cleanup at the park. Vasquez Tree Service provided a quote of three full days of work for \$9000. They would work on what they can during the three day period. Tree Docs provided a quote of \$25,000 which includes 5 full days



of work. They believe that the work that is needed will take a minimum of at least 5 days of work.

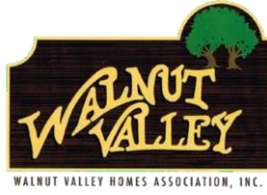
- Debris removal on Walnut Valley
  - A motion was made to hire Vasquez Tree Service for the work needed on Walnut Valley by the creek for \$4500.
    - Motion – Jenny Bishop
    - Seconded – Lara Jolley
      - Motion passed unanimously
- Plumbing Updates
  - Deep Dive came back out and found additional issues with the water lines. Jarred Dulski will work with Jenny Bishop to determine what is needed to repairs completed at the park.
- Electrical Work
  - The board received an additional electrical repair quote. Jenny Bishop has provided the quote to Emmanuel Baptist Church.
- Community Events Committee
  - The Board members thanked all residents who have put up Holiday decorations and lights to bring cheer to the neighborhood.

### 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

- Green Space Cleanup – Walnut Valley
  - Department of transportation began cleaning up the debris behind homes but were not clearing all the debris that they said that they would. Resident John Bishop has spoken with the project manager and was informed that they would be clearing what they originally said they would clear and not just the area by the highway.
- Airbnb in Walnut Valley
  - Nicholas Norfolk was out of town and was supposed to speak on the City's stance on Airbnbs. Nicholas will present the information at the next board meeting.
- Bills to pay
  - Food reimbursement for volunteers who have been working on putting the shed together.
    - Motion was made to pay for the food reimbursement
      - Motion – Dillon Bevill-Smith
      - Seconded – Jenny Bishop
        - 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. Advice was given to add some additional lines about the cost of the fees and some language changes. Changes will be made and presented at the next meeting.
- Lawn Equipment Replacement
  - Emmanuel Baptist Church has approved the cost to replace out stolen lawn equipment. Emmanuel Baptist Church asked that we have the equipment insured and kept in a secure



place. Trey Roseenbaum will be working with the church and company to retrieve the equipment.

- Walking Trail
  - The board discussed needing to find people to work on the walking trails in the neighborhood.

#### **Meeting Adjournment**

- A motion was entered to adjourn the meeting at 7:56 pm
  - Motion: Dillon Bevill-Smith
  - Seconded: Jenny Bishop
    - Motion passed unanimously.

#### **Future Board Meetings**

January Monthly Meeting: Monday 1/8/2024
February Monthly Meeting: Monday 2/12/2024
March Monthly Meeting: Monday 3/11/2024
April Monthly Meeting: Monday 4/8/2024