

Board Meeting Minutes

4/09/2024

Attendance

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

Announcements

- Terahn Cooney with the City of Little Rock showed residents a plaque that will be given to Walnut Valley to put out by the 9/11 Survivor tree.

Call to Order

- The Walnut Valley Homes Association (WVHA) Board meeting was called to order by John Payne at 5:38 pm.

Approval of Minutes from Past Meeting(s)

- The minutes of the March 11th 2024 meeting were reviewed by the Board and a motion was made to approve the minutes.
 - Motion – Angela Mull
 - Seconded – Nicholas Norfolk
 - Motion passed unanimously.

Treasurer's Report - 02/01/2024 – 02/29/2024

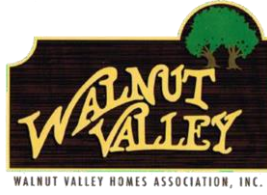
<u>Title</u>	<u>Amount</u>
Deposits: 5	\$ 33,486.23
Withdraws/Debits: 8	\$ 137.52
Checks Written:	\$ 4,500
<u>Total Starting Balance - 03/01/2024</u>	\$ 189,778.87
<u>Total Ending Balance – 3/31/2024</u>	\$ 218,627.58
<u>Total Balance Today – 4/9/2024</u>	\$196,061.34

Treasurers Report was presented to the board by Dillon Beville-Smith.

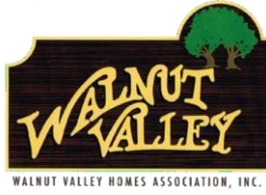
- A motion to accept the Treasurers report was made.
 - Motion – Angela Mull
 - Seconded – Carissa Frost
 - Motion passed unanimously.

Committee Reports

- Architecture Committee:
 - House Plans Submitted
 - 11500 Ethan Allen Dr
 - House was submitted but the plans did not meet the Bill of Assurance. Jarred is in communication with them.



- House Plans – 18 Cobble Hill
 - House plans were submitted and did not meet the Bill of Assurance standards. Jarred informed them of this and they resubmitted the plans to meet our standards. The plans are now approved.
- New Builds that do not meet BOA
 - 10 Cobble Hill
 - Will discuss the process of how to handle this home not meeting the Bill of Assurance when a full board is present
 - 19 Cobble Hill
 - Will discuss the process of how to handle this home not meeting the Bill of Assurance when a full board is present
- IT Committee
 - Cameras at the park
 - Robert Smith has been pricing new equipment. Dillon Bevill-Smith has had a company come out to inspect the area. We are waiting on a quote for replacing our security cameras.
- Real Estate Committee
 - Airbnb – 8 Cherry Valley results
 - Treeca Dyer-Cotton and Dillon Bevill-Smith attended the Zoning Committee on behalf of Walnut Valley residents and the Board. The Board came to the conclusion that in order to protect our Bill of Assurance we needed to oppose the rezoning of any property that would change it from Single Family. Larry Evans pulled his application to rezone the property.
 - Airbnb – 1006 Kings Mtn results
 - Board members were finally able to reach the owner of the property that was operating as an Airbnb against city ordinances. The owner and their property management team has decided to no longer use the property as an Airbnb and will comply with city ordinances and do 30+ day rentals.
- Park Committee
 - Playground Equipment Assembly and repairs
 - A payment has been made for the repairs of the playground equipment. Additional items are needed to have the equipment back to 100%. Jack Wills Outdoor Living will let us know when the equipment order arrives and schedule a time to complete the project.
 - Door King
 - We are waiting for assistance from JACOR for our park entrance gate.
 - Fence Repairs
 - Fencing repairs are completed. There is a new fence around the pool and repaired fencing around the tennis court.
 - Water / Plumbing Repairs
 - Matlock Plumbing has been hired to make the needed repairs on our waterlines at the park.
 - Electrical Work
 - Electrical repairs are completed. The park now has electricity to the pool house, flood lights for the tennis court, park, and pool.



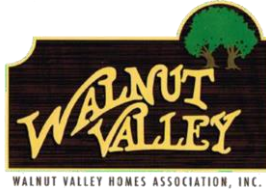
- Window Repair/Replacement
 - We are currently waiting on the windows to come in.
- Walking Trail Repair
 - We currently have two quotes for repair for the walking trail at the park. We are going to attempt to get one more quote before voting to hire someone.
 - Dillon Bevill-Smith sent the quotes to our insurance adjustor to try and have them added into the claim.
- Immanuel Baptist
 - Immanuel Baptist church moved the dirt pile and added a gate to the front of the shed. They still have plans to add a wood case around the posts on the pavilion, add 2 backboard on the basketball goals, and put up the sunscreen on the pergola.
 - Immanuel would like to partner with WVHA to put on an event in the future. Ideas for a community event are welcome.
- Pool Committee:
 - N/A
- Community Events Committee
 - N/A

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

- Bills to pay
 - Gas Reimbursement for Lawn Mowers – Trey Rosenbaum
 - A motion to reimburse purchases for gas was made.
 - Motion - Dillon Bevill-Smith
 - Seconded – Carissa Frost
 - Motion passed unanimously.
 - Pulaski Clerk Reimbursement
 - A motion to reimburse for the purchase of retrieving documents from the Pulaski Clerk's office was made.
 - Motion – Lara Jolley
 - Seconded – Carissa Frost
 - Motion passed unanimously
 - Home Depot Reimbursement
 - A motion to reimburse for the purchase of the lock for the tennis court was made
 - Motion – Angela Mull
 - Seconded – Carissa Frost
 - Motion passed unanimously
 - Notary Services Reimbursement
 - A motion to reimburse for the cost of Robert Smith to become a notary for the Board and community was made.
 - Motion – Lara Jolley



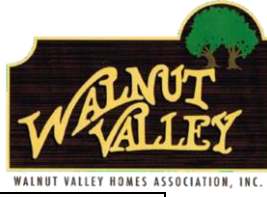
- Seconded – Carissa Frost
 - Motion Passed unanimously
- Utility Billing Service
 - A motion was made to pay the Activation charge of \$20 to have the water turned back on at the park.
 - Motion – Lara Jolley
 - Seconded – Angela Mull
 - Motion passed unanimously
- Notary Services
 - Robert Smith will be offering his notary services to Walnut Valley residents. If anyone needs to have something notarized, they can schedule a session with the Treasurer.
 - We will work on adding a notary services section to the website.
- Liens
 - Release of Liens
 - 1214 Wild Turkey
 - Apply Liens
 - Liens will be applied to 66 properties May 1st. The 66 properties that are scheduled to have a lien placed on them are listed on the Website and notification will need to be sent out to them.
- Code Enforcement Citizens Academy
 - Dillon Bevill-Smith and Jenny Bishop have volunteered their time to attend a citizen's academy hosted by the City of Little Rock. The academy lasts for 6 weeks and information will be presented to the community at the end of the course.
- Love Your Block Grant
 - The deadline to apply for the Love Your Block Grant is April 15th. Jenny Bishop will apply for the grant.
- Tennis Committee
 - Now that the fence has been repaired, we ask that all property owners who are current on the annual assessments reach out to Jenny Bishop in order to gain the access code to tennis court.
- Thank you to Pulaski Heights and Immanuel Baptist
 - The Board has spoken about attending the churches to talk about what the donations they have provided to the community has been used on and to show our appreciation.
 - Thank you notices have been mailed out personally by Dillon Bevill-Smith to local businesses and organizations that have helped the community after the tornado.
- Welcome Committee Supplies
 - Moving this to next month's agenda.
- Rental Policy
 - Moving this to next month's agenda.

Meeting Adjournment

- A motion was entered to adjourn the meeting at 6:43 pm
 - Motion - Nicholas Norfolk
 - Seconded - Angela Mull
 - Motion passed unanimously.

Future Board Meetings

April Monthly Meeting: Monday 4/9/2024
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May Monthly Meeting: Monday 5/13/2024
June Monthly Meeting: Monday 6/10/2024