

**MEETING OF THE BOARD OF DIRECTORS
WALNUT VALLEY HOMES ASSOCIATION
St. James Methodist Student Center at 6:30 p.m.**

The meeting began with Announcements and the guest speaker, Allison Pickell, a member and past president of the Little Rock Realtors Association. Allison provided a handout with property sales since the tornado of March 31, 2023. She stressed the importance of the HOA enforcing the terms of the Bill of Assurance as homes are being repaired and rebuilt. The Bill of Assurance is a public document, on file with the City of Little Rock and is part of the title documents that should be included with any property transfer. Tax records received by homeowners indicate whether or not a Bill of Assurance attaches to the property.

Allison spoke about the current property market in Central Arkansas, which is very fast-moving now and does not have a lot of inventory. Interest rates at present are around 7%, but historically go down in an election year. SBA loans are at 2.38%, but must be applied for soon or they will not be available.

She also encouraged the WVHA to have a beautification plan, which would include planting trees and other annuals around the neighborhood each year to replace the trees lost in the tornado, but also to beautify the common areas.

Capi Peck was not present but provided the following information:

ARDOT will start planting trees in the right-of-way area in the next 2 months. The trees will be 5-6 year mature trees; ARDOT will spend about \$75,000.00 on this project.

Installation of a sound barrier to reduce noise from the interstate will require a policy change; sound barriers are installed at on-going construction projects, and there is no construction project in the ROW that adjoins Walnut Valley. They will change their policy so that they can spend the funds to do this.

Clean up of the easements and creeks by the City of Little Rock is scheduled to start soon.

The meeting was called to order at 7:04 p.m. by the President, John Payne. Board members in attendance were: Nicholas Norfolk, Vice-president; Kathy Uekman, Treasurer; Treeca Dyer Cotton, Secretary; and members at large Dillon Bevill-Smith and Jenny Bishop. New members were announced: Lara Jolley, Carissa Frost, and Angela Mull.

OLD BUSINESS

Minutes of the July 10, 2023, were reviewed. Copies had been provided for those attending, and had been posted to the Walnut Valley Facebook group. Upon Motion made by Dillon and seconded by Jenny, the minutes as submitted were approved unanimously.

Treasurer's Report: There is a balance of \$198,773.01 in the bank account, with everything received by the Treasurer as of the date of the Board Meeting having been deposited, including all funds received from the insurance provided for WVHA and other donations and assessments. Outstanding bills remain for Blue Water Pools for the coping and tile work.

Capital City Tree Service has sent a Notice of Intent to File Lien for the work done at the Park after the tornado. A letter has been drafted to Capital City Tree Service in response to the Notice, advising that the amount of the bill is being disputed due to price-gouging and excessive fees for use of equipment; there are no plans to pay the bill at present until some negotiations have taken place.

The Board is recommending that \$5,000.00 be set aside to purchase a shed to replace the one at the Park. John has been investigating options, and the wooden shed that is built on the site of the concrete pad from Costco appears to be the best option.

The Board is also recommending that \$2,000.00 be set aside to purchase a playground set from Sam's Wholesale Club that will serve as interim playground equipment to be located in the area by the pool.

Bids from 3 companies have been received for repair/replacement of the fencing at the pool and tennis court. The bid solicitation complies with the proposed policy the Board is considering tonight for securing bids for construction and other labor projects. Those companies providing bids are United Fence Company, Century Fence Company, and Jaycor.

By Motion made by Dillon and seconded by Treeca the Treasurer's Report was approved unanimously.

Blue Water Pools is owed slightly over \$16,000.00 for the work done at the pool. Outstanding issues with the work have not been resolved, and the areas of concern over workmanship have not been addressed with Blue Water. However, they have expenses of building supplies and materials that could be the subject of a Materialmans Lien. The Board considered a payment of \$10,000.00 to Blue Water, contingent upon their agreement to fix the problems and concerns with workmanship. Upon Motion made by Dillon, and seconded by Lara, the payment to Blue Water Pools was approved, with Treeca recusing herself because the owner is her former brother-in-law.

Park clean up expenses, which had been previously approved by the Board, were less than \$200.00 for the first clean up day on July 15, 2023. Since then, other expenditures as previously approved by the Board, have been incurred which include but are not limited to the delivery of a load of dirt to fill holes/divots in the Park area. Trey Rosenbaum, a former president of the Board and a member of Immanuel Baptist Church, announced that IBC has funds which it will use to assist WVHA in repairing and upgrading the facilities of the Park, which could include resurfacing of the walking track and basketball court. Trey was encouraged by the Board to put together a plan for work to be done at WVHA property, as well as a beautification plan for the Park and other common areas.

Volunteers are needed to sign up for mowing of common areas. This recruitment and scheduling of volunteers will be part of the work of the Park Committee.

Electronic payments, something requested by several members of the HOA, will be part of the website which has been developed by Dillon and Rob Smith. The website was previewed at the meeting, and met with approval from all present. The group expressed its appreciation for the hours of valuable website design services that have been provided by Rob and Dillon.

The meeting with the administrators of Access School on July 17, 2023, with Board members was a productive meeting. Access has withdrawn its application for a conditional use permit for the lots it has purchased, and has indicated that it will work with WVHA and its Board to find a

mutually agreeable solution for its parking and future improvements. A request for a follow-up meeting has been sent to Shalene Caple at Access, but no response had been made at the time of this meeting.

Repair of the water lines at the Park has not progressed. John will follow up with this, as it is crucial that the pool be filled as soon as possible so the gunnite lining will not be damaged. A few weeks ago, Treeca provided the names of previous plumbers that WVHA has used to the Board.

Committees have been set up by the Board to cover the needs and activities of WVHA so that the entire neighborhood can be involved in the work that it takes to maintain and improve the WVHA community. A Board member will be the chairman of each committee. Anyone wanting to serve on any committee should contact that Board member at the wvha email address.

Architecture – Angela Mull with Jarred Dulski and Mary McNulty

I.T. – Nick with Rob Smith

Pool – Kathy and John with John Bishop

Real Estate – Treeca

Park – Jenny with Kathryn Parham, Trey Rosenbaum, and Jason Elam

Community Events – Dillon

NEW BUSINESS

New Board members previously announced.

John discussed assessment fees and a deadline for 2023. The assessments are due on February 1st of each calendar year. In 2023, the Board voted to extend the deadline due to the fact that the written notice of assessments was not mailed until February; that deadline was May 31st. The tornado on March 31st was an unexpected event, and the Board did not assess the 10% late fee at that time. The Motion made by Treeca was to set a deadline of September 30, 2023, as the deadline for assessments for calendar year 2023, with this revised deadline being a one-time only policy exception in light of the natural disaster of March 31, 2023. The Motion was seconded by Nick and passed unanimously.

Assessments for 2023 will be due on September 30, 2023; a late fee of 10% will be added to the amount due on October 1, 2023. Assessment payments can be mailed to 1205 No. Shackleford Road, 72211, or P. O. Box 25866, Little Rock, AR 72221.

Bills to pay, other than those addressed in Old Business, include a late fee imposed by the IRS in the amount of \$6.71 for failure to timely file the first quarter 2023 tax return. By Motion made by Nick and seconded by Dillon, payment of this late fee was authorized. A previous email vote had been taken by the Board to pay the fees to set up the WVHA website.

By Motion made by Angela and seconded by Lara, and passed unanimously, the Board authorized the payment from Park insurance proceeds to purchase the playground equipment from Sam's (previously referenced above).

Since a Notice of Nonrenewal of liability insurance coverage of WVHA by the Philadelphia Insurance Company had been received, the Board is shopping for replacement insurance coverage. Meadors & Adams Insurance Company has been contacted, as well as The River Group, the agent for the previous coverage. Coverage will lapse on August 16, 2023, at 12:01 a.m. The Board advised the membership present that no activities in the Park will be scheduled or allowed until insurance coverage has been put in place.

Proposed policies had been posted on the Facebook group page, and were considered by the Board. Policy No. 1, a procedure for soliciting bids, was reviewed in the meeting and explained by Treeca, as was Policy No. 2, a procedure for expediting the reimbursement of volunteers for park maintenance expenses. Dillon moved to adopt the policies, with a second by Jenny, and a unanimous affirmative vote. The adopted policies will be posted on the Facebook page as well as the website.

The agenda item of Non-confirming Construction in Walnut Valley had been previously addressed in the meeting, but was further discussed. A procedure for notification of non-conforming building exteriors was discussed, and will consist of a certified letter to the property owner that includes a copy of the Bill of Assurance as the first step, then the mailing of a Cease and Desist Notice, and further legal steps that are necessary after that. The initial letter was summarized to the members attending the meeting.

The next Park clean up day will be set once liability insurance coverage has been secured. Jason Elam announced that Arkansas Baptist Disaster Relief (Buzzy Jarvis) will be working in the neighborhood to haul off root balls and trees that remain. Items that will not fit in dumpsters will be burned, after a burn permit has been secured from the City of Little Rock. The Board encouraged the membership to contact members of the Board to get on the list of sites where work needs to be done, as well as suggestions for Park and common areas improvements.

There being no further business to discuss, a Motion to adjourn was made by Treeca and seconded by Nick, and passed unanimously.

The next meeting of the Board is set for September 11, 2023. Time and location will be posted on the Facebook group, as well as the website (once it is up and running).

Respectfully submitted,

Treeca Dyer Cotton