

Board Meeting Minutes

3/11/2024

Attendance

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

Announcements

- Larry Evans – Airbnb – 8 Cherry Valley Dr.
 - Larry Evans spoke to the community about his intentions with 8 Cherry Valley Dr. The home has been listed as a rental for several years. The property has currently been listed as a midterm rental but their goal is to have the property registered as an Airbnb.
 - Mr. Evans will require two day rentals and more. Will not allow one night rentals or people in Little Rock to rent the home. He has other rental properties that are registered as Airbnbs. Mr. Evans assured the members that he is a great owner and will take full responsibility of any issues that would arise.
 - The Walnut Valley Board thanked Mr. Evans for attending and informed him that there are concerns about allowing a rezoning to occur and they would need to continue a more in depth conversation outside of the meeting.
- Seedling Program
 - A City Representative spoke about the 9/11 seedling program that will take place March 30th 2024. They plan on making the day a day of remembrance.
 - They informed the community that there are programs in place that may be able to provide assistance for the Walnut Valley area. They asked for a list of Seniors who need assistance, cleanup, gardening, flowerbeds, etc.

Call to Order

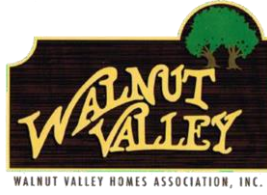
- The Walnut Valley Homes Association (WVHA) Board meeting was called to order by John Payne at 7:27 pm.

Approval of Minutes from Past Meeting(s)

- The minutes of the February 13, 2024 meeting were reviewed by the Board and a motion was made to approve the minutes.
 - Motion – Treeca Dyer-Cotton
 - Seconded – Nicholas Norfolk
 - Motion passed unanimously.

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

<u>Title</u>	<u>Amount</u>
Deposits: 10	\$ 16,180.00
Withdraws/Debits: 11	\$ 1,796.34
Checks Written:	\$ 31,961.10
<u>Total Starting Balance - 02/01/2024</u>	\$ 207,356.31
<u>Total Ending Balance – 2/29/2024</u>	\$ 189,778.87
<u>Total Balance Today – 3/11/2024</u>	\$189,120.76

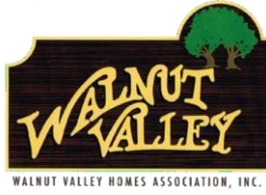


Treasurers Report was presented to the board by Dillon Bevill-Smith.

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

Committee Reports

- Architecture Committee:
 - N/A
- IT Committee
 - Cameras at the park
 - Need to buy new DVR
 - Robert Smith, Nicholas Norfolk, and John Payne will research the current cameras at the park and present future options for upgrading the equipment.
- Real Estate Committee
 - Treeca Dyer-Cotton will research homes in the neighborhood that are selling.
 - Treeca Dyer Cotton Will attend the 4pm Zoning Committee meeting and speak on behalf of the board.
 - The board discussed providing a welcome handout for new owners. We will implement a process of two Board members going to and greeting new owners in the neighborhood.
- Park Committee
 - Keep Little Rock Beautiful Day
 - Volunteers painted and repaired benches, painted swings, cleaned up plants and trees, and removed the broken slide.
 - Playground equipment
 - Treeca Dyer-Cotton made a motion to cover the cost of exchanging the Sam's Club playground equipment for the upgraded version
 - Motion Treeca Dyer-Cotton
 - Second – Nicholas Norfolk
 - Motion passed unanimously.
 - Kathy Uekman volunteered to reach out about the dumpster in the green space by the park that was dumped there.
 - 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.
 - Fence Repairs
 - A motion was made to pay for the repairs of the fence around the pool and submit reimbursement to Immanuel Baptist.
 - Motion – Dillon Bevill-Smith
 - Second- Angela Mull
 - Motion passed unanimously.
 - Water / Plumbing Repairs



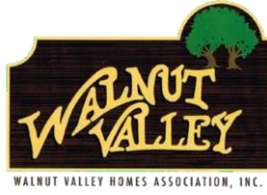
- Jenny reached out to plumbers with no luck. Dillon Bevill-Smith will assist with trying to get quotes for repairs needed.
- Electrical Work
 - Electricity has been restored to the park.
- Window Repair/Replacement
 - Quotes for repairs were reviewed by the Board.
 - Dillon Bevill-Smith submitted window replacement quote to our insurance company to try and have it added to our claim.
 - A motion was made to hire Tri State to replace the windows on the pool house that were destroyed.
 - Motion - Jenny Bishop
 - Second – Angela Mull
 - Motion passed unanimously.
- Pool Committee:
 - N/A
- Community Events Committee
 - March 30th – Seedling Program
 - There will be a ceremony at the Park March 30th to remember the tornado and to plant a new tree from the 9/11 Seedling Program.
 - Immanuel Easter Egg Hunt
 - Jenny Bishop reached out to Immanuel to let them know that they are more than welcome to use the park for an Easter egg hunt. If they decide to use the park, the Board will notify the community.

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
 - Internet/T-Mobile
 - A motion to set up autopay for the T-Mobile internet was made.
 - Motion - Dillon Bevill-Smith
 - Seconded – Treeca Dyer-Cotton
 -
- Code Enforcement Update
 - Code Enforcement has started evaluation the Walnut Valley area again.
 - The violations they are currently looking into are trash in the yard, no permits while working, and fencing issues.
 - The informed us that some of the homes that had started construction and are now sitting there with no progress are due to being fined for not pulling permits. The owners have to apply for permits and go through the process before continuing work.
 - Dillon Bevill-Smith has been working with the City about the home on West Stoney Point Ct that has a tree in it and has been falling apart since before the tornado. They said it is on their radar and they will look into condemning the house.



- Department of Planning and Development – March 14th
 - Treeca Dyer-Cotton volunteered to attend the March 14th Planning and Development meeting and speak on behalf of the board about the application for the Airbnb.
- Arkansas ReLeaf Free Tree giveaway
 - There is a tree giveaway happening at Burns park. Information will be posted about it on the website and on social media when we learn more.
- Street Sweeping
 - Dillon Bevill-Smith has requested more street sweeping in our area.
- Playground Street Signs and Crosswalk
 - Roberto Martinez-Santos and Dillon Bevill-Smith have been working with the city to have street signs about the park put up and the crosswalk repainted at Shackleford and Breckenridge. The city started work on the getting that project completed today.
- Fire Permit
 - Nicholas Norfolk was able to get our fire permit renewed.
- Next Month Meeting
 - Due to the Eclipse happening on our normal monthly meeting day, a motion was made to move the meeting date for April to April 9th at 5:30pm.
 - Motion - Treeca Dyer-Cotton
 - Seconded – Nicholas Norfolk
 - Motion passed unanimously.

Meeting Adjournment

- A motion was entered to adjourn the meeting at 8:57 pm
 - Motion - Treeca Dyer Cotton
 - Seconded - Angela Mull
 - Motion passed unanimously.

Future Board Meetings

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