

Spring Valley Manor POA

Special Meeting to Discuss POA Rules of Conduct and Safety

Thursday, January 11, 2018 at 6:30 p.m.

A G E N D A

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|--|------------------------------------|
| 1. Welcome and Introductions | Jena McDonnell, SVM POA President |
| 2. Meeting Rules | Brian Sirak, SVM POA Board Member |
| 3. Insurance Report & Mailbox Update | Stacy Harter, SVM POA Board Member |
| 4. Rules of Conduct and Safety
Section by Section | Brian Sirak and Jena McDonnell |
| 5. Closing | Jena McDonnell |

Spring Valley Manor Property Owners Association Special Meeting

Thursday, January 11, 2018, Korean Church of Arkansas, 600 Kirby Road

See sign-in sheet for attendance. Copies of SVM's Rule of Conduct and Safety were provided to those in attendance. The meeting began at 6:35 p.m. with introductions.

Meeting Rules. Brian Sirak went over the meeting rules, emphasizing that only one person speak at a time and that everyone to have a chance to speak. Cathi Watkins recorded the groups' requests for follow-up by POA or SID boards.

Insurance Report & Mailbox Update. Stacy Harter reported on her consultation with Attorney Mel Sayes regarding Robert Coleman's assertion at the November Special Meeting that the POA does not need insurance because non-profits cannot be sued and the Arkansas Recreational Statue prevents a successful lawsuit. Stacy reported that: there is no law preventing non-profits from being sued; Mr. Sayes believes the SVM POA needs to have insurance coverage; the Arkansas Recreational Statue offers some protection against a successful lawsuit, but it doesn't prevent filing of a lawsuit. If SVM is sued, representation would be needed. The statute does not prevent a finding of negligence. After more detailed questions about SVM's insurance coverage, which is purchased and maintained by SID #7, it was decided to hold a Special Meeting in April with SID #7. Further questions were deferred until that meeting. Stacy also reported on efforts to secure a new physical mailing address, as required for Arkansas corporations. The POA Board continues to consider possible solutions.

Rules of Conduct & Safety. Jena McDonnell led a section by section review of the Rules of Conduct and Safety.

Section I - In General. Stacy presented her research on age limits from neighboring pools and apartment complexes. While ages vary, all unguarded pools are more restrictive than the ages established by SVM's rules. To the board's knowledge, SVM is the only private lake left in Pulaski, Saline and Faulkner Counties that allows recreational swimming. A newspaper article noting the Little Rock police guideline of age 13 for children to unsupervised at home. It was noted that the POA board needs to clarify the language in several sections referring to swimmers' ages. The term "capable swimmer" is undefined and also requires review. It was requested that the board consider if parents could watch children from inside homes directly on Lake #2. There was some discussion with most comments in opposition to this option. Stacy and Jena reported that there had been numerous complaints by adults at the lake that they felt duty-bound to watch young children at the lake when these children were unsupervised. There was concern expressed about enforcement. Stacy suggested that the POA board offer some form of ID for youth. Those present were reminded that the foul language used at the lake by some of our teens is unacceptable.

Section II – Structures – SVM Common Areas, Lakes & Pond. The requirement that no built structures are permitted on SVM common property without the POA board's permission was emphasized. The group was reminded that approved structures become the property of the POA and that unapproved structures will be removed. There was a concern expressed that this rule is redundant because the Bill of Assurances offer similar restrictions. It was explained that the Bill of Assurances and the Rules cover different properties. All were reminded that forms requesting approval of new structures can be found on SVM's new website: springvalleymanor.com

Section III - POA Lakes & Ponds. Responding to questions about the lake drawdown, Jena shared an email from BJ Biggers, SID #7 President, with a summary of work under consideration by the SID #7 board.

Section IV – Lake Access. Jena reminded that group that all guests must be accompanied by an SVM member (resident) at the lake. Stacy offered that those with extended-stay guests contact a board member so that their guests may be permitted to use the lake unaccompanied. A note was made that the board review language about approving boats as the POA has no process for this. Additional questions for board consideration arose regarding the safe water depth for waterskiing and the maximum HP for boats on Lake #2.

Section V – Fishing. Responding to questions about state fishing license requirements and catch-and-release policies, Brian stated SVM follows rules established by the Arkansas State Game and Fish commission.

Sections VI, VII, VIII, IX - Lakes #1, 2, 3 and Pond. A question arose about swimming in Lake #3. While not prohibited, swimming in this lake is discouraged. There was a discussion regarding which days/times powerboats have precedence on Lake #2. The current rule, which states that powerboats have precedence on weekends and national holidays, and non-motored water sports have precedence on weekdays, was satisfactory to the group. There has been a request to fish in the pond; however its former use a part of SVM's sewage treatment system requires caution.

Section X – Common Areas. The group was reminded to contact Jena several days in advance to schedule parties at the beach and reserve the picnic tables. Motor vehicles are only used on the dam for maintenance.

Section XI – Violations. Members are encouraged to report violations using the complaint form on SVM's website. Please call 911 in emergency situations.

Other Items - Several men reported finding 45 caliber shells near the Fulton Park after gunshots were reported on 12/31/2017. While the shots may have come from a car(s) passing through the neighborhood, Stacy asked that neighbors ensure that their personal guns are locked and stored safely.

Ross Phillips requested a moment to report to the meeting about his research regarding payments to SVM's sewer loan. We all pay into SID #239, which makes SVM's payments on the loan. Ross has been trying to make sure that all payments to the sewer loan have been recorded properly and that Capital Lakes has made their required payments. Ross reported that he has tried to contact SID #239's attorney, Mark Spradley, without success. Mark Lyons, SID #239's Chairman is out of town for the season. Capital Lakes, represented by SID #148 is supposed to make annual payments. However, their payments had not been made in 2016 or 2017, but seem to have been caught up after Ross reminded them. Ross has not been able to find a record of SID #148 payments after the 2010 DeHaven bankruptcy. The rate and term on the loan note is also unclear. The loan may have been refinanced, but Ross has been unable to find those records. It is unknown if payments from Woodland's Edge and other tie-ins have been properly recorded to the loan. Although the Arkansas Natural Resource Commission, note holder, was helpful, they were unable to provide a complete history of loan payments. It was decided to invite representatives of SID #239 to the proposed April special meeting.

The meeting was adjourned at 8:40 p.m.

Submitted by Cathi Watkins.

Review Items and Questions for SID and POA Boards

SID (Sewer and Lake) Meeting to be scheduled in April

- What is covered by our insurance?
- Show us the history of sewer loan payments, particularly for neighborhoods tying into the system. (Ross Phillips has expressed a concern that we have no record of payments being credited correctly. He has been unable to get information from SVM's SID attorney, Mark Spradley.).

Rules Meeting Comments for Board

- Review (clarify) age wording in 3 sections. (Must be 14 to supervise younger swimmers and 13 to swim unsupervised).
- Consider area covered by swimmer's age rules; should there be an exception for homes with backyards adjacent to the lake?
- Clarify approval for members' and guests' boats. (Guidelines needed).
- Revisit old rules and include types of lake uses that have precedence by day (weekends and holiday – power boats; all other days - all other uses).
- Is there an appropriate HP limit for boats?
- Is there a safe depth for water skiing?

COMPOSE

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Icons: Address Book, Calendar, Checklist

Reply Reply All Forward Delete Spam More

RE: Lake Drainage Update

BJ Biggers (BJ.Biggers@acxiom.com)

To: you + 2 more Details

I am not planning on attending the meeting on Thurs:

Proposed (but not approved at this time) Lake 2 work:

- Beach Swim Area: Cleanup beach swim area to like we did last year
- Shallow Cove behind Miller hours: Remove underbrush, tree limbs and soil Miller's house to try to help the pooling/standing of water in that area of Co extend further out into the lake for better drainage. Build up shoreline in this erosion
- Area west of boat ramp – remove shallow lake soil and apply to shore area straw to prevent erosion.

From: Jena McDonnell [mailto:zenamac@aol.com]

Sent: Tuesday, January 09, 2018 2:12 PM

To: BJ Biggers <BJ.Biggers@acxiom.com>

Cc: smhtennis@aol.com

Subject: Lake Drainage Update

Hey BJ:

Couple things...

Are you attending the meeting on Thursday night? Not necessary, just wondering If you are attending, can you give a BRIEF update on the lake draw down and plan written update to read?

Let me know. I'll copy Stacy Harter on this as she was also helping with the agenda
THANKS

January 11 Special Mtg

Please Print

	Name	Address	Email
1)	Jena McDonnell	114 Secluded	zenamac@aol.com
2	Debbie Hinkelman	14900 Gorgeous View	dahinkelman@att.net
3	Cindy Oberding	37 Vista Dr	calberding@att.net
4	Ron Phillips	34 Vista Dr	Rossphillips34@gmail.com
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6	Brian Sirak	16300 COOPER ORBIT RD	
7	Sam Cole	"	"
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10	TIFFANY Brandt	=	=
11	Tom Davis	15120 Gorgeous View	
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17	Janice Elkins		
18	Susan Weinstein		
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21	Sue Fehberg	27 Vista Dr	sfehlberg@sbcglobal.net
22	Carly Fehberg	27 Vista Dr.	
23	BRIAN BIGGERS	16221 COOPER ORBIT DR	
24.	Peggy Fisher	1 Echo Pt	

Jan 11th 2018

- 25 Sc. H. Harter 14922 Gorgeous View sc.Harter84@gmail.com
26 Thomas Lewis 11 Vista Drive
27 Paul McDaniel 114 Secluded Circle
28 Ali Jenkins Vista Dr.
29-30 Dusty & Lagusta Edwards 52 Vista Dr.
31 Tony Pipkin 15 Echo Pt.
32 Stacy Harter 14922 Gorgeous View Dr.; smhennris@aol.com

Subject: REMINDER - Spring Valley Manor - Special Meeting
From: Spring Valley Manor <info@springvalleymanor.com>
Date: 1/8/18, 8:52 PM
To: Stacy <smhtennis@aol.com>

[View this email in your browser](#)

SVM Membership Special Meeting

This is just a friendly reminder that there is a Special Meeting scheduled for Thursday, January 11, 2018. The meeting is to review the new Rules of Safety and Conduct, as well as discuss a few other Board related topics. Important note: this meeting is not to change or amend the new Rules, but to answer questions regarding the new Rules and why they were amended.

The Rules of Safety and Conduct are available on the [Spring Valley Manor website](#) if you would like to review them before the meeting.

Date: Thursday, January 11, 2018

Time: 6:30pm

Location: Korean Disciples Church; 600 Kirby Road (Near Parkway Pool & Kohl's)

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Hello Spring Valley Manor residents! Please read the following important announcement from your Board.

Have a wonderful day!

Our mailing address is:

Spring Valley Manor Subdivision
Secluded Point
Little Rock, Ar 72205

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