

Spring Valley Manor Property Owners Association

Annual POA General Meeting

October 2, 2017

7:00 p.m.

A G E N D A

Welcome and Introductions	Jena McDonnell, POA President
Approval of 2016 Meeting Minutes	Jena McDonnell
Election of 2018 POA Board of Directors	Jena McDonnell and Cathi Watkins, POA Vice President
2017 POA Financial Report	David Prud'homme, POA Treasurer
Approval of Special Events for 2018 Spring Clean Up, 4th of July Fireworks, Lake Movie Night, Halloweenie Roast, Luminaries	Jena McDonnell
2018 SVM Directory Update	Jena McDonnell
Halloweenie Roast Update Off-duty LRPD Officer plus Officer Victoria Brown	Christina Harter-Gelszeghy
Mandatory POA Dues	Stacy Harter, POA Board
POA Update POA has been reviewing and updating current POA documents By-laws and other documents Current LR Infrastructure Project Requests for 2017 (drainage and road resurfacing) POA - City Hall, Infrastructure Project Requests for 2018 POA - City Dumpster	
SVM SID #7 Update	BJ Biggers, Chairperson Jan Adams, Treasurer
SVM SID #239 Update	Patrick Dillard, Board Member
Questions/Misc.	
Adjournment	Jena McDonnell

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Jena McDonnell opened the meeting of approximately 31 residents gathered beneath a tree at Fulton Park at 7:05 pm. The evening was cool with a misty rain.

Welcome and Introductions. Everyone introduced themselves; POA board members were acknowledged.

2016 Meeting Minutes. Copies of the 2016 minutes were distributed and approved.

Election of 2018 POA Board of Directors. Jena McDonnell presented the slate of 2018 POA officers and board members noting the addition of Stacy Harter as Treasurer and Tim Hose as a new Board Member. David Prudhomme's long service as former Board Member, President and Treasurer was acknowledged with a gift basket. One resident asked how the board members are selected. New Board Members are recruited by the Board. It was recommended that those interested in serving contact a Board Member to volunteer. It was noted that fundraising duties discourage potential new Board Members. The 2018 Board of Directors was approved...

2017 POA Financial Report. David Prudhomme, 2017 POA Treasurer, distributed copies of current financials. He noted that nearly 80% of residents contributed to POA activities and that 2017 income exceeded the fundraising goal. The POA's account balance is the most it's been since David began as Treasurer. David listed projected expenses which include: Halloweenie Roast; Luminaries; printing the updated neighborhood directory; legal fees; and costs associated with updating the By-Laws and Bill of Assurances. David asked those present to verify their directory information. The financial statement was approved. Additionally, the group was informed that tri-athletes continue to train in Lake #2, paying \$50 each and signing a waiver of liability. Use of the lake by tri-athletes was approved.

Approval of Special Events for 2018. Jena presented proposed 2018 events including: Spring Clean Up; 4th of July Fireworks; Lake Movie Night; Halloweenie Roast; and Luminaries. Events were approved as proposed.

Halloweenie Roast Update. Christina Felszeghy presented plans for the Halloweenie and called for volunteers and supply donations including prizes and folding tables. A sign-up sheet was shared. Jena informed the group that an off-duty police officer was being hired to help ensure the safety of trick-or-treaters

Mandatory POA Dues. Stacy Harter and Jena McDonnell presented the need for a return to mandatory dues. The board has learned that we need to make sure realtors and title companies inform new SVM homebuyers about both SID dues and about POA regulations. Real Estate specialists have informed us that because SVM's voluntary POA dues are listed as \$0 on real estate documents, it is not clear to buyers that there is an active POA which enforces established rules. Second, numerous prospective board members decline to participate because they don't want responsibility for fundraising. Existing board members grow tired of the door-to-door effort needed to raise sufficient funding for activities.

There was considerable discussion on this topic including the typical amount needed, the use of the funds, and the difference between SID #7, SID #239 (paid through taxes), and POA dues. The group recommended the use of a locking mailbox and PayPal to collect donations. Households that are able pay additional voluntary dues are encouraged to do so in order to address any shortfalls arising from hardship waivers. The following motions were approved with a majority two-thirds vote:

1. Mandatory POA Dues will be set annually based on the POA's proposed budget divided by the number of SVM households;
2. 10% of POA dues and POA fundraisers will be set aside to create a reserve legal fund;
3. 2018 mandatory dues are set at \$50;
4. Unpaid dues will result in liens no more than \$50 annually;
5. Homeowners may apply to the POA board for a hardship waiver.

By-laws and other documents. Stacy provided an update on revisions to the by-laws. A copy of the updated By-Laws was distributed to those present. The up-date was needed because SVM has become part of the City of Little Rock and the previous by-laws referred to Pulaski County. No substantial changes to the provisions in the by-laws were made, for example, the percentage needed to approve responding to neighborhood violations remains 77% of the POA board. Vague language in the original document was clarified. The updated By-laws were passed by majority vote.

Jena informed the group that the POA Board had approved updated Rules of Conduct and Safety and that let everyone know to watch for an email with links to SVM's updated Rules and By-Laws. Stacy explained that the updates lay the groundwork for updating SVM's Bill of Assurances (BOA). Within SVM, there are multiple, sometimes conflicting BOA documents. Revision and unification of the BOAs will require the assistance of an attorney and a formal paper ballot of SVM homeowners. The cost of this process is expected to require addition funds in 2018.

Neighbors expressed concerns that they did not have enough time to review updated documents and that the POA board was litigious. Stacy noted that the board has hired an attorney to help resolve one rules violation after the neighbor insisted that the POA Board communicate only through his attorney. This is an unusual circumstance and in the past 5 years (or more) all other complaints and reported violations have been resolved through letters and face-to-face meetings by the POA executive committee and SVM neighbors.

POA Updates. Jena reported that the following 2017 infrastructure improvements were requested: drainage improvements for Manor Circle; resurfacing of Echo Pt and Secluded Cir. Thanks to everyone who submitted individual request forms. A City dumpster will be requested for the spring clean-up and also for a fall date, if available.

SVM Suburban Improvement District #7 Report. Jan Adams, SID #7 Treasurer gave a report of income and expenses. Major expenses in 2017 included: repair of the seawall; restoration of the shoreline at the southeast corner of lake #2; refurbishing the dock; and construction of a storage shed to hold PVC piping used to lower lake #2. BJ Biggers, SID #7 Chairperson, reported on plans for the coming year, which include limbing-up trees on the dam and lowering the lake. The lake will be lowered 3 or 4 years in a row to help clean it. While the lake water is down, the SID may undertake near-shore dredging with dredged materials used to build-up a walkway, and/or construct additional seawalls. There was a request to remove trees from lake #3. Jan and B.J. agreed to consider that project I 2018. Additional requests can be submitted to B.J. Biggers.

SVM Sewer Improvement District #239 Report. Board Member Patrick Dillard brought a copy of the SID #239's clean audit for neighbors to review. He reported that a sewer tie-in for a new subdivision west of Capital Lakes has been proposed and a tie-in price established. Payments from tie-ins will allow the SID #239 to stop collecting payments from SVM residents earlier than the 2029 pay-off date.

Jena McDonnell adjourned the meeting shortly after 9:00 pm.

Submitted by Cathi Watkins

Note: Jake Brandt contacted the POA Board regarding an omission of information in the 2017 General Meeting Minutes under Mandatory Dues section. The Board also discussed with those present the need to return to mandatory dues because of recent and upcoming legal fees. Recent when dealing with a homeowner violating the Rules of Conduct and Safety in placing an unauthorized structure in Lake #2. Upcoming in that the POA will incur legal fees due to the updating of POA documents (By-Laws and Articles of Incorporation).

SVM POA Finance Status Report (02Oct2017)

2017 Fundraising Goal: \$6,000
In-kind Donations: ~\$500 (estimate of cost/value)

Projected Annual Expenses

4th of July: ~\$3050 *2018 projected costs presented by David*
Luminaries: ~\$500 (+ sand donation by SID#7, ~ \$350)
Halloweenie Roast: ~\$500
Incidentals: ~\$500 (e.g., VV, mail & copy expenses, General POA Mtg., supplies, etc.)

Donations as of 02Oct17:

All Combined POA Donations: \$7281 (Fund Drive, Beer & Brats fundraiser, various donations)
Triathlete Fees: \$450

Total Income: **\$7731** (donations received from 83 of 118 SVM households + 1 Misty Ln)

Expenses as of 02Oct17:

July 4th expenses: \$3046 (+ donated FD registration and License fees)
Incidental POA expenses: \$88 (clean up supplies, printing, mailings, signage supplies, mtg. room, etc.)
(+ additional donated supplies & non-reimbursed expense donations)
Halloween expenses: **pending** (project ~\$300; + donations of food, supplies, etc.)
Luminaries' expenses: **pending** (project ~\$500)

Total Expenses to date: **\$3134** (project additional Expenses: \$800 for events; \$750 for Directory, Rules, & By-Laws printing and distribution; \$2000 for Legal Fees)

Account Summary:

January 2017 Balance Forward: \$5545
2017 Deposits: \$7731
2017 Cash Expenditures: \$3134 (project additional \$3550 legal fees)
Bank Service Charges: \$81

Current Account Balance: **\$10062** (as of 02Oct2017)

SID #7 Financial Report 2017

Check #	Date	Amount	Payable To
2197	1/3/17	\$8.26	Entergy
2198	1/3/17	\$12.67	Entergy
skip			
2200	1/13/17	\$3,300	Randy Spence Construction
2204	1/22/17	\$220	Billy Waddles Hauling
	Feb-17 XXXXX		NO CHECKS WRITTEN
	Mar-17 XXXXX		NO CHECKS WRITTEN
2205	4/18/17	\$24.52	Entergy 2 months bill
2206	4/18/17	\$37.73	Entergy 2 months bill
2207	4/17/17	\$109.87	BJ Biggers
2208	4/18/17	\$0.00	Entergy Autodraft VOID check
2209	4/26/17	\$2,000.00	Marvin Greene
	5/30/17	\$16.62	Entergy Autodraft begins
	5/30/17	\$24.32	Entergy Autodraft
2210	6/2/17	\$2,000.00	Marvin Greene
2211	6/21/17	\$181.00	BJ Biggers
2212	6/30/17	\$2,000.00	Marvin Greene
2213	7/17/17	\$1,485.90	Brian Biggers
2214	7/28/17	\$2,000.00	Marvin Greene
	7/31/17	\$7.95	Entergy autodraft
	7/31/17	\$11.98	Entergy autodraft
	8/29/17	\$7.98	Entergy autodraft
	8/29/17	\$11.67	Entergy autodraft

Reason

Beach upgrade /weir and SW lake edge rebuild #5
Dec 2016 luminary sand

Electronic bill pay late
Electronic bill pay late
Beach safety rope noodles/standpipe flag

#1 landscape APRIL

#2 landscape MAY
Goose repellents/clay pots
#3 landscape JUNE
SVM SID storage building
#4 landscape JULY

Sign In Sheet
General POA Annual Meeting
Monday, October 2, 2017
7:00 p.m.

NAME	PHONE	Address & E-mail
Paul & Jena McDonnell	501-765-9094 (Jena's cell)	zenamac@aol.com 114 Secluded Circle
Jan Adams	501-416-8259	4 Manor Cir
Gady Bates	501 517 4224	7 Vista Dr.
John & Tony Pipkin	944-1549 (Tony)	10 Echo Pt.
Cindy Albersding	501-517-6411	calbersding@aol.net 37 Vista Dr.
Dyann & Emily Lawrence	501 352 3255	11808 Gorgeous View Trl. Emily Lawrence @gmail.com
ED & BEVERLY LUKACS	501-219-8880	14810 GORGEOUS VIEW TRL.
Jon & Marti Haslauer	501-221-9925	4 ECHO PT.
Scott & Stacy Hartor	501-837-2765	14922 Gorgeous View Tr.
Brian & BJ Biggers	501-225-4530	16221 Cooper Orbit Rd
Dusty Edwards	501-837-4435	52 Vista Dr.
PAT VILLARD	501-227-5712	31 VISTA
GABOR FELSZEGHY	501 216 6455	14722 GORGEOUS VIEW TRL
CHRISTINA HARTER-FELSZEGHY	(501) 772-0288	"
Bambi Cole	(501) 416-6246	16300 Cooper Orbit
Susan Weinstein		
Tim Hosen	501-773-7571	102 SECLUDED CIR TIMCHOSE@GMAIL.COM
Jeff Fisher	706 338 7086	juwfisher.ugcc@gmail.com
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David Prud'homme	501 773 1558	dprudhomme@aol.com
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Jon & Marti Haslauer		Echo Pt
Jan Woods		Cooper Orbit Rd