

MHPOA Annual Meeting Minutes
2/6/2016 2:30PM Maumelle Public Library

AGENDA

Call to Order

Board Members present: X Larry Jones, X David Kaufman, X Richard Kurten, X Jeremy Maddox, X Steve Marshall, X Kerry Snyder, X Doug Wilson

Reports

Chairman (Richard Kurten)

MHPOA finished 2015 in good financial shape

In 2015 we:

1. Installed second access path to the Marina Tract Park. Thanks to Kerry Snyder for coordinating.
2. Set up a POA website - www.MHPOA.info. By Laws, Bill of Assurance, Meeting Minutes and other MHPOA information is shared on this site. Thanks to Jeremy Maddox for setting up and maintaining the site.
3. Allowed Kay Wilson to retire as treasurer after many year of outstanding service. Richard Kurten assumed treasure duties with Kerry Snyder serving as cosigner on bank accounts
4. At the Boat Launch Park, the storm drain was extended in the area along the river contiguous with Turtle Creek Cove commons, ditch filled and the area graded and sodded. This work to give us a park area on the river was done in cooperation with Turtle Creek Cove and the city of Maumelle. Thanks to Kerry Snyder for coordinating.
5. Held a Fall Picnic on Nov. 7 with about 70 attending.
6. Change locks at the Boat Launch Park (completed on Dec. 1). When new keys are handed out, property owners are asked to sign the log book stating that they will not share the keys.

Plans for 2016:

1. Consider constructing a pavilion for the Marina Tract
2. Plan for Marina Tract bridge deck repairs
3. Plan for ditch stabilization by the Boat Launch Park pavilion
4. Evaluate needs for removing sandbar at the boat launch after the December flood.

Secretary (Jeremy Maddox)

Minutes from Dec. 7 meeting for approval.

- **Motion to approve meeting minutes. Meeting Minutes Approved with no opposition.**

Treasurer's Report (Richard Kurten)

Account Balances as of 12/31/2015

\$31,017 Operations (\$29,307.26 as of 1/29/2016)

\$15,000 Maintenance Reserve

\$15,000 Capital Reserve

Massey CPA Group Dec 31, 2015 Financial Statement

\$25,808.37 Receipts (*Deposits were \$24,633 so collections were 95.4%*)

\$18,112 Total 2015 Disbursements (Does not include Improvements, Includes Depreciation)

\$33,767 CASH IN BANK – Checking

\$15,000 CASH IN BANK - Maintenance Reserve

\$15,000 TEMP RESTRICTED CASH – US BANK– US BANK

\$ 5,701.97 Aged Accounts Receivable – Outstanding Dues (8 properties, 4 with dues outstanding from 2014)

As of 2/2/2016 Dues and penalties have been received on 3 of these properties

Liens are filed on 3. We will have to file 2 liens if dues are not received this year.

\$98,654 TOTAL ASSETS, \$0 CURRENT LIABILITIES

Architectural Review (Kerry Snyder)

- **No plans have been submitted for review**

Business

- 2016 Board Election
 - Current board members consent to serve for 2016
 - **Members of the board are volunteers**
 - **Motion to approve current board members. Current board members Approved with no opposition.**
- Budget for 2016
 - Operating Budget of \$18,152 proposed for 2016
 - Operating Expenses in 2015 were \$15,556
 - If all dues are received, we will have \$6,898 for discretionary projects and unplanned maintenance
 - **Motion to approve 2016 budget. 2016 budget Approved with no opposition.**
- Park Access Policy
 - **Board to develop a draft park policy that details the general usage rules of the MHPOA parks. This plan will be proposed for approval in the future.**

Other Discussion

1. Plan for Picnic in late April or early May?
April 23/24, April 30/May 1, May 7/8
 - **The plan is to try April 23rd with April 24th as a backup if it rains.**
2. Discuss Marina Tract Pavilion Plans
 - a. What would it look like? Architectural Drawings
 - **Plans for the pavilion site and building were shown at the meeting.**
 - b. Can we afford it without increasing dues?
 - **The president went over the current picture of the POA finances.**
 - c. Where would it go?
Minimize Impact on Site Lines
 - d. Do we want to do it?
Survey (from 45 dues received): 20% for, 22% against, 9% undecided, 49% no response
 - **A poll was taken from the attendees of the meeting and it was pretty close to 50 percent for the pavilion and 50 percent against.**
3. Additional Member Input
 - **A suggestion was made to invest money into the playground in the park instead of a pavilion.**
 - **The president stated that he plans to send out more information about the pavilion plans, which will include cost and try to get an accurate poll of the POA members on whether the pavilion should be built.**

Adjourn

MHPOA Board 2015

Larry Jones 18 Crystal Mountain Lane	501-851-3133	LarryMJones@sbcglobal.net
David Kaufman 3 Crystal Mountain Cove	501-912-5948	cprkaufman@sbcglobal.net
Richard Kurten 4 Crystal Mountain Lane	501-912-2025/501-851-0265	KurtenRichardC@gmail.com
Jeremy Maddox 8 Crystal Mountain Drive	812-360-6915	rurazorback@me.com
Steve Marshall 3 Crystal Mountain Lane	501-951-7571/501- 851-4837	stevemarshall3@cobridge.tv
Kerry Snyder 10 Crystal Mountain Lane	501-529-5122/501-851-0474	snydlo@gmail.com
Doug Wilson 5 Bay Lane	501-690-9777/501-851-2156	dwilson@inscntr.com

MHPOA Projects List

1. Active - Marina Tract Pavilion Project (>\$50,000)
2. Future - Fill holes in marina tract rip rap wall (\$2,000)
3. Future – Boat launch park benches
4. Future - Purchase surveillance cameras and donate to the city (\$15,000)
5. Future - Install drain, fill, grade and sod big ditch at Boat Launch Park to reduce erosion and prevent loss of large oak tree (\$20,000)