

Board Meeting Minutes

8/21/2025

Attendance

- Board Members present: John Payne, Dillon Bevill-Smith, Jenny Bishop, Angela Mull, Carissa Frost, and Meagan Cupan
- Board Members absent: Nicholas Norfolk, Dariane Mull, and Kathy Uekman

Call to Order

- The Walnut Valley Homes Association (WVHA) Board meeting was called to order by Jenny Bishop at 6:21 pm.

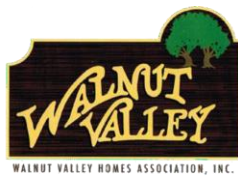
Monthly Reports –

- Treasurers Report 7/01/2025 – 7/31/2025

	BOA Checking	Encore Checking	Encore Savings
Beginning Balance	\$3,115.87	\$32,549.60	\$104,505.39
Deposits	\$0	\$0	\$0
Withdraws/Debits	\$765.29	\$202.86	\$0.00
Checks Written	\$0	\$0.00	\$0.00
Fees	\$0	\$0.00	\$0.00
Interest Earned	\$0.00	\$0.00	\$269.85
Ending Balance	\$2,350.58	\$32,346.74	\$104,775.24

The Treasurer's Report was presented to the board by Dillon Bevill-Smith.

- A motion to accept the Treasurers report was made.
 - Motion – Angela Mull
 - Seconded – John Payne
 - Motion passed unanimously.
- Park Committee
 - Playground – Sunshade repair
 - Immanuel Baptist Church will be asked if they would like to assist with the repairs needed on the playground equipment.
 - Trash Cleanup/Dumpsters in October
 - Dumpsters will be delivered at the park for residents to utilize October 24th 2025.
 - Unhoused Campgrounds at the park
 - The board is aware that there have been unhoused activity at the park. Residents are asked to notify the police if there are major concerns or violent behavior. Angela Mull will reach out for information on the best process for notifying the unhoused individuals to vacate the park area and have police presence in attendance if needed.
 - Bridge Boards needing replaced
 - Dillon Bevill-Smith will reach out and get quotes for repairs needed on the bridge at the park.
 - Security Light facing the Park
 - Dillon Bevill-Smith will reach out to Cam Electrical to get a quote for repairs.
 - Door King/Gate



- Waiting on the quote from Cam Electrical.
- Pool Committee
 - The pool is in the process of getting acid washed. Once completed the remaining damaged plaster will be repaired. The pool is expected to be filled next week.

Old Business

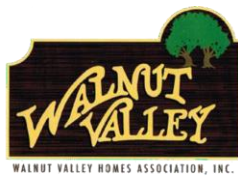
- Approve Meeting Minutes
 - A motion to approve the May and June meeting minutes was made.
 - Motion: Angela
 - Seconded: Carissa
 - Motion passed unanimously.
- Security System installation
 - Megan Cupan and Jenny Bishop will get together and research. Cam Electrical will provide a quote for installing a security system.
- Green Space Cleanup
 - Kathy Uekman was absent during the meeting, so we could not get an update about the quotes for the Green Space work. We will wait for one more week and then hire someone to do the job from the quotes we currently have.
- Little Library
 - John Payne has met with the resident who would like to install a little library at the park. John will get with Jenny and discuss the best way to have the library installed.
- Insurance Assistance / Quotes
 - Board members were not able to get additional quotes while Dillon Bevill-Smith was absent. The information needed was sent to the board members again and we will continue to work to get the requested information for the insurance company.

New Business

- Annual Assessment Liens
 - There is a total of 21 properties that were sent to our attorney to have liens placed on with a letter from the attorney. There are an additional 36 homes that do not have payment arrangements set up that will receive one more letter before a lien is placed on their properties.
- Park Signs
 - There are several different signs that we need for the park and pool area. Discount Trophy was recommended as a business that could assist with making signs for our needs.
- Overgrown properties/Trash/Vehicles/Community Concerns/Be a good neighbor
 - Several concerns about properties not maintaining their properties have been brought to the board. We recommend all residents put in 311 notices to the city for all matters that they can assist with. The board can send a letter to residents also. A newsletter will be sent out to all residents in the coming months and we will address the concerns.
- Annual Report
 - The annual report for the business was submitted.
- Garage sale
 - There will be another community garage sale October 25th.
- Fall Newsletter
 - A newsletter will be sent out towards the end of September.

Meeting Adjournment

- A motion was made to adjourn the meeting at 8:10 pm
 - Motion – Angela Mull
 - Seconded – John Payne
 - Motion passed unanimously.



Future Board Meetings

Monthly Meeting: Monday 9/8/2025
Monthly Meeting: Monday 10/13/2025