

Board Meeting Minutes

9/8/2025

Attendance

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

Call to Order

- The Walnut Valley Homes Association (WVHA) Board meeting was called to order by Jenny Bishop at 6:10 pm.

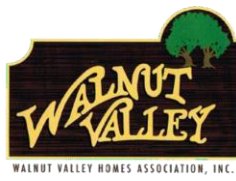
Monthly Reports –

- Treasurers Report 8/01/2025 – 8/29/2025

	BOA Checking	Encore Checking	Encore Savings
Beginning Balance	\$2350.58	\$32,346.74	\$104,775.24
Deposits	\$304.04	\$457.44	\$0
Withdraws/Debits	\$366.72	\$4501.36	\$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	\$2,287.90	\$28,302.82	\$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 – Nicholas Norfolk
 - Motion passed unanimously.
- Park Committee
 - Playground – Sunshade repair
 - Immanuel Baptist Church has volunteered to repair and stain the playground equipment.
 - Trash Cleanup/Dumpsters in October
 - Dumpsters will be delivered at the park for residents to utilize October 24th 2025.
 - Door King/Gate
 - Cam Electrical provided a quote to have the electrical worked on and repaired. To have an two outlets worked on, the electrical completed for the kiddie pool, and have electricity ran to the park gate it will cost \$6477.
 - A motion was made to hire CAM electrical
 - Motion: Dillon Bevill-Smith
 - Seconded: Kathy Uekman
 - Motion passed unanimously
 - Sinkhole
 - The sinkhole has been filled in and repaired.
- Pool Committee



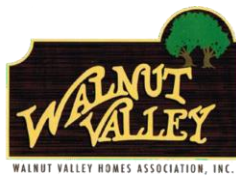
- While having the meeting at the park the board and residents did a walk around to view all the areas at the pool that still need to be worked on. For a full list please see the attached quote received for repairs.
- Event Committee
 - Holiday Decorating contest
 - Residents who would like to participate in the Fall holiday decorating contest are asked to send their pictures to walnutvalleyhomes@gmail.com.
 - Movies at the park
 - We are working to schedule a movies at the park night in either October or November. More info will be made available at a later date.

Old Business

- Approve Meeting Minutes
 - A motion to approve the August meeting minutes was made.
 - Motion: Angela Mull
 - Seconded: Nicholas Norfolk
 - Motion passed unanimously.
- Security System installation
 - We received a quote to install security cameras for \$5668. The board will continue to reach out for additional quotes.
- Green Space Cleanup
 - Kathy Uekman reported that the person she was getting a quote from does not want to take the job now for a reasonable price. We will continue to get additional quotes.
- 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
 - No additional information was provided to give to the Insurance company. The board was asked to get additional quotes for repairing concrete, sunshade repair, diving board repair, and some additional pool repair issues.
- Park Signs
 - Angela Mull will reach out to the companies and get quotes for the signs that we would like to have at the park.

New Business

- Pool Inspection results
 - The pool inspection failed as we knew it would. There was a list of concerns that they said will need to be addressed before the pool can open next year. For a full list of their concerns please see the attached pool inspection.
- AR Law
 - AR LAW needs a refill on their retainer. We have not gone over the budget for the attorney so we will complete their request.
- Garage sale
 - There will be another community garage sale October 25th.
- Power Washing Pool Concrete
 - For the additional work on the pool to be completed we need to have the concrete power washed. We received three different quotes and the best offer received was from Calhoun Painting and Remodeling for \$1620. During this work they will also work on removing the weeds and debris in the area.
 - A motion to hire Calhoun was made
 - Motion: Nicholas Norfolk



- Seconded: Kathy Uekman
 - Motion passed unanimously.
- Annual Park Insurance Payment
 - The annual payment for insurance on the park needs to be paid. It was within the annual budgeted amount, so we have sent out payment.
- Immanuel Church Meeting Update
 - Jenny Bishop met with Immanuel Church, and they said that would like us to provide them with any other quotes we have for repairs, and they are willing to continue assisting the community with out needs.

Meeting Adjournment

- A motion was made to adjourn the meeting at 7:22 pm
 - Motion – Angela Mull
 - Seconded – Nicholas Norfolk
 - Motion passed unanimously.

Future Board Meetings

Monthly Meeting: Monday 10/13/2025 Annual Meeting: Thursday 11/6/2025
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