

# **Maumelle Heights Property Owners Association (MHPOA)**

## **Board Meeting Agenda & Minutes**

Date: April 30, 2026 (Thursday)

Time: 7:00 P.M.

Location: 5 Bay Lane, Maumelle, Arkansas 72113 (Doug Wilson's home)

### **Call to Order**

Board Members Present:

Doug Wilson-\_\_X\_\_

Jeremy Maddox-\_\_X\_\_

Desiree' Lee-\_\_X\_\_

Larry Jones-\_\_X\_\_

Steve Marshall-\_\_X\_\_

Stephanie Pryor-\_\_X\_\_

Justin Majors-\_\_\_\_

Joe Reynolds-\_\_\_\_

Joe Kollar-\_\_\_\_

Bill Jacobs-\_\_X\_\_

### **Approval of last Board Meeting Minutes**

#### **(2025 Annual Membership Board Meeting)**

November 8, 2025 (Saturday).

Minutes attached.

Motion made by Bill Jacobs to approve the minutes.

Seconded by Larry Jones.

Any Discussion-None.

Minutes approved by a unanimous vote.

### **Approval of latest Monthly Financials & Treasurer Report**

Jeremy Maddox, Treasurer.

Monthly Financials Prepared By Jason Moseley For Period Ending 2/28/26

February Financials Attached.

Motion to approve the latest financials made by Larry Jones.

Seconded by Steve Marshall.

Any Discussions-None.

Financials approved by a unanimous vote.

Lien/s updates-Currently we have 18 unpaid dues and one pending lien.

### **Old Business**

Cindy Horton's request to cut down a tree beside her home-Thank you Joe Kollar for addressing, approving and taking care of this request on behalf of the MHPOA Architectural Committee.

MHPOA Property Insurance Values/limits. Discuss increasing some values/limits.

Attached e-mail communications & quote.

Motion made by Steve Marshall to approve increasing the Boat Dock limit from \$3,823 to to \$6,000, increase the Pavilion building limit from \$8,109 to \$15,000, increase the Fences/Gates limit from \$23,000 to \$30,000 and increasing the walking bridge limit from \$10,000 to \$13,000, based on the pro-rated additional premium of \$440.

Motion seconded by Desiree' Lee.

Discussion involved increasing premiums.

Votes-Doug Wilson abstained from voting, Jeremy Maddox voted no and the remaining attending Board Members voted to approve the motion. Motion approved by majority vote of the attending Board Members.

### **New Business**

- 1) Holes in Kerry Snyder playground park area. They need to be filled. **Jeremy is to request a quote from our POA's lawncare guy, Alex Lawncare, so the Board can consider.**
- 2) Fire Ants in parks. Discuss options on how to address. **Desiree' and Stephanie are both to request quotes from different pest control companies for fire ant control, in order for the Board to consider further.**

### **Other Business/Discussions**

Jeremy Maddox secured a quote from Alex Lawncare for \$1,500 to trim trees/bushes along the river. **Jeremy is to work on securing another optional quote, in order to have two quotes.** Depending on the quotes, our POA may consider contacting John 3:16 Ministries to see if they are willing to perform this needed work, based on our lowest bid received.

Jeremy Maddox secure two quotes for re-mulching the playground area from John Barre Playgrounds. 80 CY-(approx. 6")-\$3,920 or 100CY (approx. 8")-\$4,585. **Desiree' Lee to see if she can secure one more optional quote to compare.**

Steve Marshall brought up that the pavilion needs to be pressure washed and stained/painted on the underside of the roof. Steve has a pressure washer and spray paint rig, that he is willing to do the job, with assistance, if the POA will pay for the needed paint or stain. He will need electricity and water at the pavilion, in order to do the job. Bill Jacobs has a generator that we can use for the needed

electricity. **Desiree' Lee will e-mail Quy Lamastus, to see if we can use her outside water faucet to get the needed water, in order to proceed with this needed project.**

### **Adjournment**

Motion made to adjourn by Desiree' Lee @ 7:45 p.m.

Seconded by Larry Jones.

Discussions-No further discussion.

Unanimous Vote to adjourn.