

Maumelle Heights Property Owners Association (MHPOA)

2025 Annual Membership Board Meeting Agenda

Date: November 8, 2025 (Saturday)

Time: 12:00 P.M.

Location: MHPOA Pavilion/Boat Launch Park

Welcome to all the Maumelle Heights Property Owners/Members & Turtle Creek Property Owners/Members to the MHPOA annual membership meeting.

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-__X__

Bill Jacobs-__X__

A motion was made from the Membership to re-elect/re-appoint all the current Board Members, seconded, no discussion, with a unanimous vote from the Membership approving the motion.

Approval of last Board Meeting Minutes

July 1, 2025 (Tuesday)-**A motion was made to approve the financials, seconded, no discussion, then the motion was approved by a unanimous vote.**

Approval of latest Monthly Financials & Treasurer Report

July 2025 Monthly Financials from Patrick Accounting. **A motion was made to approve the financials, seconded, no discussion, then approved by a unanimous vote.**

Old Business

The Board approved changing accounting services from Patrick Accounting to Community Management Solutions (CMS), in August 2025, due to annual cost savings of \$1,000. Annual cost for accounting services with CMS is \$3,500, payable monthly at \$291.66 and Patrick's monthly cost was increasing to \$375 per month or \$4,500 per year. **It was discovered/determined that CMS would be unable to provide the needed accounting services, therefore, Jeremy & the Board will seek out other alternatives/options for our needed accounting services and will discuss the identified options at a later date, in order to select another accounting services firm or individual.**

Dock repairs approved by the Board and project completed in August 2025 for a total cost of \$4,000 to Veloso Painting LLC.

Pavilion & Storage Shed roof projects were approved by the Board, to replace the roofs with 29-gauge metal roofs for a cost of \$4,775, for both roofs to Pinnacle Point Roofing.

One Lien filed this past year for failure to pay membership dues.

Neighborhood issues/concerns that have been addressed by the City of Maumelle.

- 1) Dead pine tree cut and removed from vacant lot on Bay Lane, due to safety concerns.
- 2) Dishwasher removed from curb on Mountain Lane.

- 3) Clean up of road construction debris on Crystal Mountain Lane at the top of the T-cul-de-sac.
- 4) Vacant lot cleaned up on the corner of Riverland Drive and Norfork Drive.
- 5) CCA Phase 15-MHPOA submitted position.
- 6) Board approved up to \$2,000 for the annual membership fall catered picnic.

New Business

Discuss MHPOA Insured Property Values, due to increased inflation (building material costs increases & labor cost increases), plus updates/renovations on the dock, Pavilion & Storage Shed. **The Board has been provided with some supporting documentation, to consider & discuss our options, in order to vote on a decision at a later date.**

Other Business/Discussions

Any MHPOA members interested in serving on the MHPOA Board? If yes, motions will be accepted. **No members were formally submitted during the membership meeting.**

Adjournment

A motion was made to adjourn around 12:15 p.m., seconded, no discussion, then approved by a unanimous vote.

We then enjoyed our annual fall picnic with our Maumelle Heights Property Owners Association members/residents and the Turtle Creek Property Owners Association members/residents as well. It was a beautiful day with around 75 people attending the picnic and the catered food was excellent.