

Country Club of Arkansas Property Owners Association

Meeting Minutes - April 5, 2016

Board: Mike Chastain (MC), David Stilwell (DS), Kerry Koehler (KK), Curt Verzwylvelt (CV), Marie Cain (MM)
Committee: John Todd (JT), Kevin Corbell (KC)

I. Call to Order, Board Member Introductions (MC)

- The meeting called to order 6:30 pm – Quorum (MC, DS, MM)

II. Presentations: Police Chief, Fire Chief, Attorney

- Fire Chief Ezel's some of the main points:
 - Fire department intends to have 5 certified paramedics on the team to be able to utilize ALS engine full time. There are currently 3 paramedics in training.
 - New Fire Station behind Kroger should be finished around July time frame, which will reduce response time to CCoA.
- Police Chief Williams covered several topics:
 - Maumelle has a low crime rate in general
 - Speeding on Country Club Pkwy; the police department is aware of the situation.
 - Most car break-ins can be prevented by actually locking cars.
 - Maumelle police department started using body cameras.
 - Residents have the option of coming to Police Station and filling out "Home report and residence check" before they go on vacation so that the police department can monitor their home while away.
 - Residents should not hesitate to report any suspicious activity to the police department at any time.
- Mayor Watson mentioned possibility of adding another light at Montpelier/ Maumelle Blvd and hopefully adding sequenced lights that will actually monitor flow of traffic and adjust accordingly.
- Attorney Mark Robinette talked about the reason of having the Bill of Assurance
 - The dues are mandatory and have to be paid
 - The only signs in the yard can be approved for sale signs
 - No outbuildings unless approved
 - Unfinished side fence facing common areas is a violation

III. Financial Report (DS)

- \$78k spent last year – report will be published online
- 45% spent on beautification/landscaping/maintenance
- 64 open vendor accounts

IV. Beautification Committee (JT)

- Annual commercial maintenance contract
- Over 20 acres
- Maintenance on 5 detention ponds – needing bank stabilization
- 5 miles of sprinkler systems
- Crape myrtles – insect treatment, replanting, color diversification - less susceptible to insects, molds and diseases. Cost of one tree \$257.
- Need volunteers to help out monitor any sprinkler system leaks

V. Membership Questions & Answers

- What are the reasons people do not pay? Foreclosures, name changes, properties being bought/sold, unaware of Bill of Assurance
- How much does it cost to send out letters/bills to all lots? About \$1000. That's why second and third letters to notify residents were sent out only to people who have not paid their dues to save money. Dues are mandatory – they have to be paid now or will be collected later during closing when property is sold due to lien on the property.
- Who is going to pay for 198 Deauville legal proceedings? POA has paid the attorney for right now, but the defendant is responsible for paying the court awarded costs back to POA.
- What is the main contact information for POA? ccoapoa@gmail.com
- What is being built next to David's Burgers? Childcare Network - daycare
- Who maintains bike paths/walking paths throughout CCoA as there are fallen branches behind Maranes circle? Mowing company takes care of these during mowing season.
- What can be done about bulky yard waste? Call city/transfer station for pick-up.

VI. Items of Member Interest

- Bill of Assurance posted online
- Board is comprised of volunteers and is concern form driven
- Seeking volunteers for 2 board vacancies at end of 2016

VII. Meeting Adjourned @ 8:15PM