

**Miller Cove Property Owner's Association (POA)
Meeting Minutes
April 2008**

The Miller Cove POA was called to order at 2:05 PM by Lloyd Cambre, President. There were 12 families in attendance. The meeting was held at Phillips-Moudy-Duke offices in Benton.

Quick Summary:

- **Section 2** - read about drainage issues and how we can influence the decision to correct this issue with e-mails to Aldermen and Mayor
- **Section 2** - discussions on upcoming Benton Public Safety Committee meeting Thursday to solicit public input on critical safety concerns in the city
- **Section 3** – POA financials
- **Section 4** – April 13th clean-up day for front entrance – 9:00 AM.
- **Section 4** – Neighborhood Cookout and potluck lunch May 18th 1-3 PM.
- **Section 4** – Review of possible unknown covenants
- **Section 5** – Speeders be warned of upcoming radar locations in Miller Cove
- **Section 6** – Board positions available

1. Secretary Report:

There was a brief recap of the 2007 meeting minutes read by Lloyd Cambre. Kie Baxley motioned to accept the minutes, John Crews seconded.

2. Special Guests:

Jerry Ponder and Bill Donnor – Aldermen Ward 3

Discussed the drainage issue at the front of the subdivision along Highway 5. Jerry and others have met with the Arkansas Department of Transportation and the Streets Department to review the issue. After an engineering study, it has been proposed to remedy the problem at an approximate cost to the City of Benton of \$225,000. Jerry believes that this project should begin this year and has the Mayor's support in pushing this through Council. The plan would be to enhance the south half this year, and the north half beginning of next year. The concerns to Miller Cove residents are the city would have to take down the adjacent fence along Highway 5 and remove several trees. The property owners would also have to grant the city access servitude to maintain the drainage. A complete engineering study is available for review for those adjacent to the fence line with additional questions and concerns.

It is highly recommended that all Miller Cove POA members send an e-mail to the Mayor and Aldermen of Benton indicating their support of the plan and request they approve the expenditures for this year. They may be contacted through their e-mail address at www.benton.ar.gov. The next meeting of the City Council is April 14th and the Streets Committee meeting is April 15th, so please get those e-mails out quickly.

Bill Donnor discussed the Benton Public Safety Committee initiatives including upcoming Town Meetings in which they are soliciting public input on ways to fund several important issues within Benton. These include Advanced Life Support for Fire & Rescue trucks, new fire trucks, safety equipment, etc. Bill asked that all concerned citizens attend one of the upcoming meetings, which will be held at the:
Benton First Assembly of God – Thursday April 10th at 7:00 PM (Hwy 5 South)
Benton City Hall Council Chambers – Thursday April 17th at 7:00 PM.

3. Treasury Report:

Jeff McWhorter

Beginning bank balance as of 3/31/08 - \$9,086.90

Major expenses last year were the pond fountain installation, insurance, and fence repair from fire damage. There is still approximately \$1,200 remaining in the pond budget which a portion will be used to complete the grassy area around the pond with a retaining wall and dirt fill.

Jeff has been successful in renegotiating the insurance contract with an annual savings of \$600. We have also eliminated the cost of the storage unit of \$400. The Carltons and the Rutherfords have generously offered to store the luminary decorations. A copy of the proposed 2008 budget is included for your review. Reminder – if you have not paid your 2008 dues, please send your check to Jeff at 707 Miller Cove.

4. Committee Reports

Entrance/Pond/Landscaping:

The pond fountain and light was a very nice addition to the subdivision and has kept the pond aerated, providing much needed oxygen for the small fish in the pond. A work day will be set within the next few weeks to complete the grass area and spread dirt to level it. Please watch for upcoming notice!

Angie Rutherford motioned to spend up to \$350 to have Kerry Davis mulch the flower beds and trim all bushes. The motion was accepted and seconded by Jeff McWhorter. Corby Carlton motioned to spend up to \$200 to purchase five planters and plants to place along the front entrance brick wall. The motion was accepted and seconded by Angie Rutherford.

April 13th has been set as the clean-up day for the front entrance in which we will pressure-wash the Miller Cove sign and brick walls, starting around 9:00 AM, weather permitting. We will also be examining the electrical connections for the lights, as their operation has become intermittent

Activities:

The annual Christmas Luminary will continue this year. Follow-up notices will be sent out in the late fall.

It was proposed, that we have a neighborhood pot luck cookout and have tentatively scheduled it for May 18 from 1:00 – 3:00 PM. It would be held in the north Miller Loop cul-de-sac. A motion was made by Kie to spend up to \$250 for the meat, plates, napkins, etc. The motion was accepted and seconded by Angie. Members will be asked to RSVP and provide items/food for the cookout. Please review upcoming notice for additional information.

Architectural / Covenants:

There are several covenants that the POA would like you to remember. Those of particular interest are:

- Section VI – C-1 – All fences must have their support posts to the inside of the property.
- Section VI – C-2 – No dwelling or structure shall be erected, placed, or altered without approval from the Architectural Committee. A structure includes storage buildings, decks, fences, pools, satellite dishes to name a few.
- Section VI – C-9 – No above ground swimming pools allowed.
- Section VI – C-21 – All owners are to maintain appearance of their residence including all lawns mowed, trimmed, and cleaned. In addition, all houses painted and or stained.
- Section VI – C-26 – Parking on street is not allowed for extended periods of time.
- Section VI – C-30 – No pole mounted lights shall be permitted.
- Article I – All lot owners, including those vacant, must pay POA dues yearly

If you have particular questions regarding covenants, or need a copy, please call Lloyd at 776-0597.

5. General Topics:

Street Lights – If you have a street light out in your area; please report it to Don Carlton at 315-1986. Middlebrook Electric will only follow-up with light/electrical issues in the subdivision if reported by Don. This will help reduce expenses, as we will try and have Middlebrook repair more than a single light on each trip out.

Speeding – We are still having issues with speeding in the neighborhood. **WARNING** – please notify family and friends who drive in the subdivision that Benton Police **WILL** be setting up radar in the subdivision in the coming weeks. The maximum speed in our subdivision is 25 MPH.

6. Board Members:

There are several Board positions open for volunteers. It is not a huge commitment and if you would like to become more involved in your neighborhood, please contact one of your Officers or Board members below.

Officers for 2008

President – Susan Hale	714 Miller Cove 315-3150
Vice-President – Cliff Lusk	801 Miller Cove 778-3357
Secretary – Sandra Derden	615 Miller Cove 776-0021
Treasurer – Jeff McWhorter	707 Miller Cove 860-7519

Board Members

Lloyd Cambre
Angie Rutherford
Don Carlton
John Crews
Francis Raley
Michael Powell
Kie Baxley
Stephanie Davidson
Jason Derden

3 Open Positions**Committees**

(Please call the committee chair if you would like to participate)

Activities

Chair – Angie Rutherford – 778-1912
Members: Corby Carlton, Kie Baxley

Entrance / Pond / Landscape

Chair – John Crews – 778-1331
Members: Brian Rutherford, Don Carlton, Scott Davidson, Lloyd Cambre

Architectural Control

Chair – Lloyd Cambre – 776-0597
Members: Don Carlton, John Crews

The Miller Cove POA would again like to thank Tom and Kie Baxley for the use of their offices for the meeting. Thanks!

The meeting was adjourned at 3:30 PM. If you have comments or suggestions in making Miller Cove a better place to live, please get involved or contact an officer or board member.

Thank you
Lloyd Cambre
President – 2007 / 2008