
**Property Owners Association
June 2011 Meeting Minutes**

Meeting was held at the Kids Source facility in Benton, AR on Sunday June 26, 2011 at 3 PM.

Lloyd Cambre - President of the POA called the meeting to order.

2009 Minutes were approved as written. (NOTE: There was no POA meeting held in 2010)

Old Business:

1. Drainage
 - a. The issue we discussed at the last POA meeting in 2009 of draining coming off of Highway 5, no progress has been made on this issue.
 - b. Mr. Bourne said he met with the city planning engineer. Doesn't think it will ever get fixed.
 - i. Possible Solution:
 - (1) Retaining Wall:
 - (a) We could build a retaining wall, will take the water and flow it down to the front of the subdivision, but would eventually flow into the subdivision.
 - c. ACTION: The new board will contact Bill Donner about this issue
2. Street Lights
 - a. Don Carlton is still taking care of street lights.
 - b. If you have street lights that need attention, please contact Don at: 315-1986.
 - c. He tends to have several fixed at one time, to minimize the expense and typically doesn't request them to be repaired one at a time.
3. Luminaries
 - a. We did not do Luminaries in 2010.
 - b. It was decided we will not do Luminaries in 2011.
4. Christmas Decorations
 - a. We still owe Ms. Tinkle for money she spent on Christmas decorations in the front. More discussion of Christmas Decorations in New Business section below.
5. Speeding in subdivision
 - a. We still have people speeding down the street
 - b. Speed limit is 25 MPH. Please tell your children and remind yourself

New Business

1. Letter to those on Miller Loop
 - a. A letter went out this year to those who live on Miller Loop
 - b. Letter addressed the following issues:
 - i. Defining the term "Structure" (i.e. basketball goals)
 - ii. Out buildings
 - iii. Garbage cans
 - iv. Motor Vehicle Parking
 - v. Exterior Lighting
2. Continual / Ongoing Issues in Miller Cove
 - a. Throughout Miller Cove, we continue to have issues with:
 - i. Cars being parked on the street at night
 - ii. Jet Ski's being parked in driveway
 - iii. Concern about playground in back of house (not approved)
 - iv. Above ground swimming pool - [but it was taken down]
3. Article of Incorporation
 - a. Everyone should have a copy of the articles of incorporation
 - b. New people who move in, are supposed to get it from the Title Company.
 - c. When we put the minutes out, we will include the latest copy of the articles of incorporation.
 - d. ACTION: The new board will ensure that when we publish the minutes of this meeting, we will include / attach a copy of the Articles of Incorporation.
4. Cookout
 - a. We discussed the possibility of having a cookout for the whole neighborhood.
 - b. Motion to spend \$200 toward the cookout was made by Angie Rutherford and Seconded by Pat Bourne.
 - c. It was suggested that we have the cookout in the fall, and bring everyone up to date at that time regarding happening in Miller Cove
 - d. The Newly elected president can set the date for the cookout.
 - i. We will shoot for a Sunday in October
 - e. ACTION: Schedule Fall Cookout
5. Christmas Luminary / Christmas Decorations at front entrance
 - a. Proposal was discussed not to do Luminaries in 2011 but to spend \$400 for decorations for the front entrance fo Miller Cove.
 - i. Angie Rutherford made the motion and it was seconded by Corby Carlton.
 - ii. Kim Tinkle will head the Decoration Committee
6. Letters of Concern that POA President Lloyd Cambe has received:

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- a. Letter 1: One person has someone who has built a playground structure behind her house. Believes this is not allowed. Believes they should have a fence. This structure was put up without POA approval.
 - i. Bylaws say: "Structure is anything that you put up on your property, that you need approval by POA". Fences, antennas, basketball goals, television satellite dishes.
 - ii. Nothing in the bylaws say you can't put a playground up. Resident wants to have the person put up a fence.
 - (1) Comment made - the play yard is not dilapidated, not falling down and it's up against the back of the yard.
 - iii. Lloyd Cambre said: We reviewed it and there are no bylaws against putting a playground up, and it's not mandated to put up a fence.
 - iv. Architectural review committee approved it during this meeting
 - b. Letter 2:
 - i. Concern about additional structure
 - (1) This was taken care of
 - c. Letter 3
 - i. About putting in a Swimming Pool.
 - (1) Property Owner wants to put up an 8 foot high fence
 - (a) There are no height restrictions on fences.
 - (b) Only restriction around fences, is you have distance restrictions.
 - (c) No restrictions around the pool or fence.
 - (2) You're supposed to be looking at the post on the inside of your property.
 - (3) Any wooden fence doesn't have to be approved by the architectural committee
 - (a) You can't put a sign on the fence
 - (b) Placement of the fence has to be approved by the architectural review committee
7. Other Issues
- a. Animals:
 - i. Roaming Dogs and Cats
 - (1) This is a problem in our subdivision.
 - (2) Cats and Dogs are not allowed to roam free.
 - (3) When walking dogs, please scoop the poop.
 - ii. Hunting Dogs
 - (1) Hunting Dogs are prohibited in the subdivision
 - (2) No dog pens are permitted
 - (3) Labrador retriever - is technically a hunting dog
 - iii. Remind people of a noise nuisance

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- (1) Link Hale said this is a problem; there are some loud dogs in the neighborhood. You can't enjoy your outdoors because of the dogs.
 - (a) We will report it and we need to be able to report to someone who will contact them.
 - (2) NOTE: The new board will contact Bill Donner - about the City of Benton Code - and Noise pollution.
 - (a) This issue could be taken care of via city ordinance
 - iv. Parking in the street
 - (1) Overnight parking on the street is only ok if it's a visitor
 - (2) Permanent parking on the street is prohibited.
 - (3) We need to address this parking issue
 - 8. Mr. And Mrs. Bourne - Proposal for Chain Link Fence
 - a. The Bournes would like permission from the POA to put up a chain link fence in their back yard. (This requires approval of POA and is currently prohibited in the by-laws).
 - b. They are proposing a vinyl covered chain link fence down the two sides of their property in the back.
 - c. Only way for them to get approval of this exception is to have 2/3rd vote of the POA members to make this allowance fo them to erect this chain link fence.
 - d. We will attache their letter of proposal to the minutes.
 - i. Will need 42 votes to pass
 - ii. The new board will draft a fair and balanced representation of this proposal.
 - (1) Will include what covenant / bylaws currently say
 - iii. Question: How do you fairly characterize the proposal, and pros and cons?
 - iv. ACTION: The new board will draft a fair and balanced representation of this proposal. The New Board will administer the vote.
 - v. ACTION: The New Officers and Board will put together a committee to review the request for chain link fence exception and write up a fair and balanced representation of the request for the POA to vote on.
 - 9. Pictures of Examples in our neighborhood
 - a. Garbage Can violation
 - i. Lloyd showed a picture of someone who didn't pull their garbage can out of sight from the front of the house
 - ii. Reminder - All Garbage cans need to be out of site and removed the day garbage is picked up.
 - b. Mailbox

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- i. We still have a person on Miller Cove that does not have a sanctioned mailbox
 - (1) Only thing the POA can do is have a lean put on the house and pay for the new mailbox.
 - (2) Motion made:
 - (a) To ask the resident to take down the mailbox and put up an approved mailbox in it's place. Motion made by Don Carlton.
 - (i) Motion: Move we send a notice to the property owner, if mailbox is not removed in 30 days, or show receipt of acceptable receipt they've ordered it, and place a lean on their property for the expense of buying an approved mailbox.
 - (ii) Jane Maddy seconded the motion
 - (iii) Motion passed.
 - c. Garden
 - i. Showed a picture of someone who has a garden in their front yard
 - (1) By laws say landscape cannot deviate from approved landscape plan approved by the architectural board. NO gardens are allowed in the front yard.
 - ii. ACTION: New Board will send a note to Jennifer Cope about the garden and to make the landscape acceptable.
10. Updated Address List
- a. ACTION: The new board will circulate an updated Address List to everyone in the neighborhood. Updates still need to be made prior to sending out.
11. Issue of drainage ditches
- a. Reminder, that when people work on property, they need permission from homeowners to come onto their property and spray.
 - b. ACTION: Jeff McWhorter (Miller Cove POA Treasurer) to talk to Kerry Davis - who does the lawn care.
12. Roads
- a. The back section of Miller Cove road is in bad need of repair.
 - b. ACTION: Check with city on repair of road in back of miler code. Need to get with Lamont Cornwell (who works for the city) on status.
 - c. Note: The City started working on this section of road in July 2011. Action no longer needed on this item.
13. Lake Fountain
- a. John Crews said that the fountain is currently non functional. If we have to replace the motor, it will cost \$ 800. We could be looking at \$800 to

POA Nominations

- a. President: Tim Elczyn (1st year)
 - i. Will schedule annual meeting on / around April / May time frame in 2012
 - ii. Work with Committees
 - iii. We won't have any changes in architectural committee, or pond committee
- b. Vice President: Kim Tinkle (1st year)
- c. Treasurer: Jeff McWhorter (2nd year)
- d. Secretary: David Raley (2nd year)
- e. Board Members:
 - i. Lloyd Cambre (2nd year of 3 year term)
 - ii. Angie Rutherford (2nd year of 3 year term)
 - iii. Frances Raley (3rd year - last year of 3 year term)
 - iv. Link Hale - (3rd year - last year of 3 year term)
 - v. Kevin Smith - (3rd year - last year of 3 year term)
 - vi. Don Carlton - (1st year in new 3 year term)
 - vii. Perry Ingram - (1st year in new 3 year term)
 - viii. Jane Mattei - (1st year in new 3 year term)

Respectfully Submitted

David Raley
Secretary-Miler Cove POA

Miller Cover e-mail: millercovepoa@yahoo.com