

2018 WOTPOA Annual Meeting Notes

Date: 4.7.18

Attendance: 34

Introduction of the Board

Dontai Nash – President

Kaye Nemec – Secretary

Steven Welch – Treasurer

Eric O’Bryan – Board Member

Nick Hedeman – Board Member (outgoing)

Contact Info.:

For all POA related inquiries, questions, comments etc. please use wotpoa@gmail.com

Mailing Address:

WOTPOA

PO Box 58

Bentonville, AR 72712

The Facebook Page (White Oak Trails Neighborhood Page) is not run by the POA. Please use the FB page to communicate with neighbors, not for POA related questions.

Website: www.whiteoaktrailsnwa.com

- The website calendar is kept up to date with neighborhood events and all pool reservations.
- Please see the website for pool reservation guidelines, past meeting notes, event listings and to view the covenants.

Budget Update (Steven Welch)

- 2017 Recap
 - Income = \$48,612.00
 - Expenses = \$39,957.65
 - Net = \$8,654.35 (surplus)
 - Notable items
 - Dues received from all homeowners
 - Pool loan payment = \$10,000.00Current loan balance \$75,266
 - Pool maintenance = \$9,342.81Incl. pre-buy forward year chemicals
 - Pool other (annual) = \$10,163.58 Incl. property tax, insurance, utility, pest, phone
 - Pool other (one-time) = \$2,857.08 Incl. concrete resurfacing, furniture
 - Landscaping = \$4,752.98 Under plan, incl. new playground mulch
 - Utilities = \$979.88 Incl. front entrances, irrigation
 - Website hosting = \$360.00New 3-year contract w/ WIX.com
- 2018 Plan
 - Income = \$49,995.00
 - Expenses = \$45,221.00
 - Net = \$5,074.00 (surplus)
 - Notable items
 - 101 homes planned
 - Landscape rebid (new landscape-only contractor, will be re-landscaping entrances)
 - Renewed pool maintenance for 2-year commitment
 - Forecasting miscellaneous expenses (pool house water line, lamp post flags, mulch)
 - Budget plan does not include any accelerate payments toward the pool loan

New Board Member Vote

Nominee – Mindy Becker

- All who attended the meeting voted. Mindy Becker was voted in and her term is effective immediately.

Pool

- Opens: Friday, May 25th
- Last Day: Monday, September 3rd
- See Common Areas / Reserving the Pool on our website for pool reservation guidelines.
- Since last year we've amended the reservation rules to include: *No reservations after 5pm on the evening before a holiday*. Ex. The pool cannot be reserved after 5pm on July 3rd.
- All pool rules are posted in the pool area and can also be reviewed on our website.

Neighborhood Garage Sale

- Saturday, April 21st. (Always the 3rd Saturday in April moving forward)
- Please clean up all remaining items the day of the sale.
- Watch the FB page for notice from Eric & Angelique O'Bryan regarding pick-up of leftover sale items for women's shelter donation.

Neighborhood Notes

- Keep your yards well maintained and free of weeds.
 - *Having homes that are visibly appealing helps all of our property values continue to rise*
- Trash cans should not be visible from the front of the house.
- Pick up after your pet – do not leave pet waste in your neighbor's yards or at the park. If your kids walk your dog, please remind them of this courtesy!
- White Oak Trails does not allow roaming pets. Please keep all pets on a leash when they are not on your property.
- Cars cannot be parked in the street overnight.
- No automobiles, boats, trailers, campers, recreational vehicles, motorcycles, buses, inoperative vehicles of any kind, camp rigs, off trucks, or boat rigging shall be parked or stored permanently or semi-permanently in your driveway for more than 48 hours.
- Please SLOW DOWN when driving through the neighborhood. The neighborhood speed limit is 25.
- Re: Delivery/Address issues: Please talk with your mail person/delivery person directly. All mailboxes should be marked with your address on the inside, please also feel free to add small stickers with your address to the exterior of your mailbox. For evening deliveries, leave exterior lights on so your house number is visible.

Resident Notes / Comments

- Can we install a fence/hedge line/berm around the playground?
 - This has been brought up several years in a row and we've yet to find an economical, practical solution. The board will revisit this.
- Who is spreading the new playground mulch this year?
 - TBD. Last year we were able to hire a few of the landscapers working on new construction.
- Will we continue with the regularly scheduled pool bathroom cleanings this year?
 - Yes, Jim Emerson cleaned our bathrooms on a weekly basis last year and did a fantastic job. He has agreed to do it again this year. Please thank Jim for doing this when you see him! And please be respectful of the pool area and pool bathrooms and clean up after yourself.