



WHITE OAK TRAILS ANNUAL MEETING APRIL 6TH, 2013

o Developer update

Discussion about 3 acre parcel in the back corner of the subdivision and about whether or not the proposed owner (who has been granted a variance which allows a 2nd structure/garage to be built on this lot) intends to use this for a business. The board assured everyone this is not going to be the case and that the house is being built in a way that the building will not be visible from the street. Ray Jones has said that phase 2 will be completed ready for building homes by April 2014. Estimated 50 new homes. The board will contact Ray Jones to confirm the same covenants will apply to Phase 2. The board stated that we would post further info about phase 2 on the website when new information becomes available.

o Financial update

The board will post this to the POA website. One key expense that will increase this year will be around landscaping to ensure our entryways are kept looking very nice and to better maintain the other common areas.

o New business

White oak trail banner down that needs to be repaired- the board committed to getting it replaced asap. It was brought up at the meeting that one of the new owners has put up a small fence in their back yard to keep pets away from the larger openings on the metal fence requirement for the neighborhood. The board will do further research to see if this is a violation or needs to go thru the architectural review process.

The board plans to have a neighborhood block party sometime in June. Email and website communication to come at a later date.

It was brought up several of the members are interested in a half basketball court. The board has done research and the cost is too significant at this time and due to Phase 2 construction starting, we will table this issue for now.

It was brought up whether or not we have the monies to stain the fence facing Ardis Ann school. At this point the cost would be well over \$5,000 to perform. This issue is being tabled for now.

• Pool updates

The board is working with Burton Pools on the cracks around the entry way and this work will commence the week for April 8th. Burton Pool will continue to do our maintenance in 2013.

There was an issue last year where the chlorinator was not keeping up with the warmer weather and the board has committed to following up with Burton on this.

We welcome volunteers with helping on the daily pool maintenance and we will have training for the new volunteers on May 23rd at the same time we are issuing new key cards.

It was brought up that during this past year there were issues with food being brought into the pool areas which is against the rules. The board reminded those in attendance that the pool is property of all members and that we all have ownership to say something to the people not following the rules.

o Pool opening date: Memorial Day Weekend (May 24, 2013)

o Activation of cards for existing key card holders (May 23, 2013)

- (members must be in good standing with 2013 dues).

o Issuance of pool cards to new residents

- Loan payback



When the new pool was put in the board agreed to split the cost with the developer on this pool and we are committed to start paying it back after the 20th house is sold. We expect this to occur very shortly so we just wanted everyone to be aware that some of the funds will start to be used to pay this back.

- Opportunities to volunteer for the POA
 - o Election of board members for 2 positions (Brian and Mark's terms have ended)
 No new volunteers were nominated. Brian Conover will stay on as board president and he drew a 2 year term. Mark Kilian will stay on as board treasurer and he drew a 3 year term.
- Community Garage Sale on April 27th
- Ensure yards are maintained
- Web site is operational: www.whiteoaktrails.org
- Contact WOTPOA@yahoo.com for volunteering, comments, or suggestions

2012 Financial Highlights

| <i>(in actual whole US\$ - NOT Chuck-e-Cheese tokens)</i> | 2012 Actual | 2012 Budget | 2012 Difference |
|--|------------------------|------------------------|----------------------------|
| Net Revenues/Income | \$23,087 | \$ 22,120 | \$968 |
| Net Expenses | 23,333 | 23,376 | (43) |
| Surplus/(Deficit) – Just about even – pool cover and initial expenses higher first year | (246) | (1,257) | 1,010 |
| Home Assessments - 40 homes paid - some prorated - None Unpaid! | 18,585 | 18,810 | (225) |
| Pool Rental Fees – 5 at \$75 – same fees 2013 | 375 | | 375 |
| Expenses for pool - \$7,414 pool cover, \$1,787 furniture, \$4k covered by Ray, insurance, maintenance | \$ 18,621 | \$16,800 | \$ (1,821) |