

2015 WOTPOA Annual Meeting Notes

April 18, 2015

- Introduction of POA board members:
 - President: Brian Conover (transitioning off board)
 - Secretary: Nancy Bodine
 - Treasurer: Shaen Allen (transitioning off board)
 - Board Member: Stephanie Goetze
 - Board Member: Cary Tobey
- Overview
 - o Meeting notes from last year's meeting
 - o Developer update
 - o Financial update
 - o Pool update
 - o New business: social media
- Developer's report: Ray Jones and Landmarc
 - o Construction progress
 - Phase 1 has 3 empty lots remaining
 - Phase 2 has 6 completed homes and 4 under construction. Grass should be at 70% by July.
 - o Housekeeping issues. Keep the new homes maintained while being built.
 - o Future plans
 - Finish buildout of Phase 1 and continue Phase 2
- Treasurer's report
 - o 2014 income statement: Income \$29,000, expenses \$31,097.
 - o Stephanie explained the understanding behind the pool loan with the development.
 - o 2015 trends
 - Pool Operations (PH Pool). PH pool was recognized for doing a good job with maintaining the pool and will be swapping out the chlorinator to save material expenses.
 - Pool Loan
 - \$105,000 Loan triggered on 20 houses sold since installation
 - October 2013 initial payment of \$10,000
 - \$7500 paid Oct 2014. Principal only minimally decreased. Will need to accelerate payment amounts.
 - Landscaping (Bear Creek). Will commence once there is no chance of a freeze.
 - Insurance.
 - Pool is well insured.
 - Liability insurance is in effect.

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- Pool
 - o Pool opening date: Memorial Day Weekend (May 25, 2015)
 - Activation of cards for existing key card holders (May 16, 2015).
 - Pick up keys for new residents 6:30-8:00pm
 - (members must be in good standing with 2015 dues). 8 residents delinquent currently.
 - o Pool maintenance
 - Monthly expense by Ph Pool
 - Pool rules updated at pool area
 - Pool cover removed.
 - Chlorinator updated by Ph Pool
 - Toilet Paper and Paper Towel holders to be replaced by pool opening
- New Business
 - Opportunities to volunteer for the POA
 - o Pool volunteers
 - Keep pool area cleaned. Take out weekly trash
 - PH Pool to complete daily visits
 - Monitor activity
 - Suggestion brought up to reduce concrete surface slickness under awning.
 - New paper towel and toilet paper dispensers to be installed.
 - o Election of board members for 2 positions (Brian and Shaen's terms have ended)
 - Dontai Nash and Steven Welch voted on as board members.
 - Steven Welch to Treasurer, Cary Tobey to President
 - o Community Garage Sale on May 2nd
 - o Ensure yards are maintained
 - o Mulch needed for playground area
 - o Everyone encouraged to drive slower
 - o Suggestion brought up to enforce and detail lawn maintenance within covenants
 - o Dog waste was brought up as an issue.
 - o Social Media
 - Facebook: Moms of White Oak. Suggested social activities such as ice cream social, July 4th parade, pumpkin carving contest
- Reminders
 - Email distribution of POA communication
 - Accuracy of contact information
 - Email if residents have questions
 - Web site is operational: www.whiteoaktrails.org for Covenants and Bylaws
 - Brian to maintain website after leaving board
 - Contact WOTPOA@yahoo.com for volunteering, comments, or suggestions