

2017 WOT POA Annual Meeting Notes

Introduction of the Board

Dontai Nash – President
 Kaye Nemece – Secretary (Nancy Bodine outgoing)
 Steven Welch – Treasurer
 Stephanie Geotz (outgoing) – Board Member

Vote for incoming board members:

Nominees – Toby Dible, Nick Hedeman, Eric O’Bryan

- All who attended the meeting voted. New board members, effective immediately, are Nick Hedeman and Eric O’Bryan.

Board Contact Information. Please note the NEW EMAIL ADDRESS:

WOTPOA@gmail.com

White Oak Trails POA
 PO Box 58
 Bentonville, AR 72712

The POA now serves as the Architectural Review Committee. Please contact the board for approval of any modifications to your home or property. (i.e. Sheds, solar panels etc.)

We have a Facebook Group – White Oak Trails Neighborhood Page

FINANCIAL REPORT (Steven Welch, Treasurer):

2016 Financial Recap		
Income	41,465.60	Dues received from all homeowners, including prorated dues.
Expenses	38,675.02	
Surplus/(Deficit)	2,790.58	
Other Highlights		
Pool Loan Payment	10,000.00	Current loan balance is \$81,205
Pool Maintenance	8,044.34	
Pool (Other)	9,972.13	Tax, insurance, utility, pest, phone
Landscaping	7,546.05	Incl. new playground mulch
Utilities	1,355.89	Front entries and irrigation
2016 Budget Plan		
Est Income	46,830.00	91 homes, 6 mid-year prorated
Est Expenses	40,622.00	
Surplus/(deficit)	6,208.00	

Financial Notes:

- Landscaping and pool contracts were rebid last year
- Forecasting miscellaneous expenses:

- Pool concrete resurfacing (TrueGrip applied on slippery surface under roof and in bathrooms / \$1,135) – This was completed on 4/6/17
- Pool furniture replacements
- Playground mulch (annual)

Other Business

- **Pool**
 - New Resident key card pick-up: 5/22/17 at 6:30p.m.
 - Pool Opens: Friday, May 26th
 - Pool Closes: Sunday, September 17th (extended 2 weeks)
 - Items left at the pool will be discarded on a weekly basis. Please clean up after yourselves.
 - Kids under 14 years old must be accompanied by an adult.
 - DO NOT climb over the fence to get into the pool.
 - Our pool is for White Oak Trails residents and is not a Bentonville community pool.
 - No Alcohol at the pool.
- **Pool Reservations**
 - \$75 to reserve for 2 hours. This \$75 is a non-refundable fee due at time of reservation.
 - Must reserve at least 2 weeks ahead.
 - May reserve any 2 hour time slot with these exceptions:
 - No holidays
 - No Saturdays
 - No Fridays after 5 pm
 - No Sundays before 5 pm
 - Email WOTPOA@Gmail.com to reserve.
- **Playground**
 - Please pick up after yourself at the playground
 - Our playground is for residents of White Oak Trails. It is not a public playground for the Bentonville community.
- **Neighborhood Garage Sale**
 - Saturday, April 22' 2017

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 not 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 curtesy!
- Cars cannot be parked in the street over night
- 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 drive for more than 48 hours

Resident Notes / Comments

- Eric O’Bryan will haul away any items left from the annual rummage sale. Contact him via the Facebook page so he can put you on his list. He will pick up after the sale on 4/22. Rummage sale items must be cleaned up by end of day on 4/22.
- We are requesting that Landmarc remove the “Phase 1” plywood sign at the White Oak entrance.
- Can the dead trees by the pool, behind the building be removed?
 - Yes, they have been taken down.
- When does the pool get uncovered in preparation for opening on the 26th?
 - Board will discuss a date/time with pool service.
- Can we install a fence/hedge line/berm around the playground?
 - Eric O’Bryan will talk to Landmarc about possibilities of building a berm. Board will look into other options.
- Is there a possibility of expanding the playground?
 - Board will discuss
- Can we get the black, rubber mat at the playground instead of mulch?
 - Eric O’Bryan said he can get bids for that. Board will discuss options.
- Can we put out Christmas décor at front entrances during Christmas season?
 - Board will discuss
- What is going on with the house at 107 SW Blackhawk Rd. – tall grass, trailer, front door open.
 - Board is aware and is in contact with the owner.
- What is the policy on home rentals/Airbnb?
 - Board will clarify what our covenants state.
- Can we get an additional pool umbrella/shade at the pool?
 - Board will look into what options we have – what is most long lasting, durable etc.
- Eric O’Bryan is planning to build and install a Little Free Library in the neighborhood
- Can we ask Landmarc to clean up the trash that blows around from all of the construction sites?
 - Raymond Clark was made aware of this issue on 4/7/17 and promised to take care of it. The board will follow up.
- Crestwood Homes also needs to maintain their property and keep off of neighboring properties
 - Board will contact them to discuss