

## 2019 WOTPOA Annual Meeting Notes

Date: 4.6.19

### Contact Info.:

For all POA related inquiries, questions, comments etc. please use [wotpoa@gmail.com](mailto:wotpoa@gmail.com)

### Board Volunteers

Eric O'Bryan  
Kaye Nemec  
Steven Welch  
Mindy Becker  
Lori Speer (Incoming)

### 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](http://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

- 2018 Recap
  - Income = \$52,017.24
  - Expenses = \$51,602.75
  - Net = \$414.49
  - Notable items
    - Dues received from all homeowners
    - Pool loan payment = \$10,000.00 ..... Loan balance \$69,029.19
    - Pool maintenance = \$7,869.86 ..... Incl. pre-buy forward year chemicals
    - Pool other (annual) = \$10,638.87 ..... Incl. prop tax, insurance, utility, pest, phone
    - Pool other (one-time) = \$1,063.43 ..... Incl. bathroom/plumbing repair, furniture
    - Landscaping = \$19,263.69 ..... Under plan, incl. new playground mulch
    - Utilities = \$1,234.31 ..... Incl. front entrances, irrigation
- 2019 Plan
  - Bank balance = \$16,968.08
  - Income = \$51,735.00
  - Expenses = \$52,690.21
  - Net = (\$955.21)
  - Notable items
    - Add'l pool loan payment = \$10,000.00 total ..... Current loan balance \$60,246
    - Budgeted for 10 pool reservations (versus 14 LY)
    - Landscape rebid (strong references from other POAs)
    - Pool long-term maintenance (acid wash, replace water, coping repairs)

### New Board Member Vote

Nominee – Lori Speer

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

### Pool

- Opens: Friday, May 24<sup>th</sup> / Last Day: Monday, September 2<sup>nd</sup>
- See Common Areas / Reserving the Pool on our website for pool reservation guidelines.
  - Email [wotpoa@gmail.com](mailto:wotpoa@gmail.com) to reserve the pool
- All pool rules are posted in the pool area and can also be reviewed on our website.
- Please use the Lysol wipes and broom provided to clean up food, spills etc. from the tables and floor.

- Please ask kids not to jump on or off of the pool furniture

### **Neighborhood Garage Sale**

- Saturday, April 13th. (Always the 3<sup>rd</sup> Saturday in April unless that falls on Easter weekend)
- 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 on the street overnight.
- No automobiles, boats, trailers, campers, recreational vehicles, motorcycles, buses, inoperative vehicles of any kind, camp rigs 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.

### **Resident Notes / Comments**

- After the pool is paid off, what else can we put in, add etc.?
  - We are likely 5-7 years from paying off our pool loan completely. We will discuss next steps as that gets closer.
- What is going on with the utility poles behind the houses on the west side of Highland Rd.?
  - That entire project is through Carroll Electric. The neighbors affected by it have worked hard to stop it/change it etc. but, unfortunately, there is a city easement on their property.
- The large metal sign at our west entrance that had the map of Phase 2 of the neighborhood development has been removed.
- This summer please be aware of people who do not live in our neighborhood trying to use the pool. Please do not let anyone into the pool unless they have a key or they are your guest.