

WOTPOA ANNUAL MEETING UPDATE

April 25, 2020

Volunteers <ul style="list-style-type: none">• Kaye Nemecc• Steven Welch (Outgoing)• Mindy Becker• Lori Speer• Open Contact the POA board – <ul style="list-style-type: none">• via email at: WOTPOA@gmail.com• via mail at: White Oak Trails POA PO BOX 58 Bentonville, AR 72712	Developer – Ray Jones (rajones67@aol.com ; 479-685-6701) <i>The POA Board now serves as the Architecture Review Committee. Please contact the Board for approval of any modifications to your home or property.</i> Facebook group: “White Oak Trails Neighborhood Page” Website: www.whiteoaktrailsnwa.com
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Financial Update

- 2019 Recap
 - Income = \$54,399.71
 - Expenses = \$54,751.42
 - Net = (\$351.71)
 - Notable items
 - Dues received from all homeowners (109 property owners paying dues)
 - Pool loan payment = \$20,000.00 Double payment; balance \$52,040
 - Pool maintenance = \$10,209.01 Incl. acid wash & replace water, sump pump
 - Pool other (annual) = \$11,964.11Incl. prop tax, insurance, utility, pest, phone
 - Pool other (one-time) = \$1,770.30 Replacing deck chairs, changing table
 - Landscaping = \$8,822.00Below budget; favorable on mulch
 - Utilities = \$1,210.64Incl. front entrances, irrigation
 - Miscellaneous = \$774.74 Bank fees, lightbulbs, postage, law services
- 2020 Plan
 - Bank balance = \$16,616.37
 - Income = \$54,705.00
 - Expenses = \$54,717.04
 - Net = (\$12.04)
 - Notable items
 - Add'l pool loan payment = \$20,000.00 total
 - Budgeted for 10 pool reservations (versus 14 LY)
 - Installation of pool drainage (photos in Other Business)
 - Purchase of bike rack near pool entrance: **The board is looking into options to keep bikes from piling up along that pool sidewalk/walkway and gate entrance area.**
 - Does not include pool shade addition (for consideration, details in Other Business)

Other Business

- Pool information
 - Opens Friday 5/22 (*pending Public Health Inspection*), Closes Labor Day
 - Email the POA for reservations (wotpoa@gmail.com). See website for reservation info.
 - Reminder to monitor activity (unattended children, respect furniture, clean-up after yourselves)
 - **Please, no jumping on or off of pool furniture.**
 - **We keep a broom & dust pan and cleaning wipes accessible at all times. Please use these to clean up any food/drink spills etc.**
 - Email wotpoa@gmail.com if you need a pool key card.
 - **Replacement pool key cards are \$25.**

- If you are a new homeowner who has a key card left by the previous owner, please email the POA and include: Name, address and the last 4 digits on the back of the card. We need that number to be able to activate your card.
 - If you are a new homeowner who is still in need of a pool key card, please email us (with name and address) and Mindy will distribute the new cards the weekend before the pool opens.
- Additions and Improvements
 - Pool drainage installed under pavilion (complete May 2020)
 - We installed a floor drain in the Northeast corner of the patio area. This area has historically collected a lot of standing water that is now able to drain out.
 - Bike rack at pool entrance (in-process)
 - Pool shade addition (follow-up from 2019 meeting and for consideration/discussion)



Design & pricing details:

10' x 20' cantilever shade structure, proposed along portion of South side of pool
 Comparable to installations in Oak Tree subdivision
 Solar Shade USA (Rich Hill, MO)
 Total cost = \$9,400 (\$5,725 material, \$3,675 delivery & installation)

- The pool shade discussion will be tabled until a further date. The board will collect additional information regarding pool deck repairs that will be necessary in the next couple of years.
 - The pool and the deck around it are “dropping” over time. Last year our pool maintenance team was able to repair a crack that had started to form but, at some point, we will need to repair about a 4ft area along both the north and south sides of the pool.
- There were concerns about the size of the shade as well as the necessity of it. It was also suggested that we pay off the pool completely before we spend any additional funds on the shade. All of these opinions will be taken into consideration and, at some point, the decision about the shade will be made via a vote.
- Neighborhood garage sale will be Saturday 5/9; annually on 3rd Saturday of April (*when Easter and pandemics don't interfere*)

- **NO GARAGE SALE MAY 9th!** We are going to wait to see what sort of timeline the Governor starts to implement on May 4th and then we will create a Facebook poll with summer and fall date options to see what the majority of participants prefer.
- Other neighborhood reminders (Yard maintenance, Good Neighbor Movement)
 - Home values in our neighborhood are rising and homes are selling quickly – which is great for all of us! We can all work together to continue that trend by taking care of the things that everyone can see – mowed lawns, nicely manicured landscape beds, bringing garbage cans back in etc.
 - Please get to know your neighbors and talk to them personally with any concerns you may have before bringing it to the POA. We are here to assist everyone, but we would prefer to work *with* you all!
- Neighborhood Updates: (1) Home values rising, (2) Pool care, furniture, changing table, bikes (3) Little Library doing well, (4) Lot 43 home connects sidewalk (Lot 1 & 2 coming this year).
- New board member nominations & voting
 - Matt Hazard
 - Cameron Cupp
 - **Matt and Cameron were both voted onto the board and their positions take effect immediately. Thank you for volunteering, Matt and Cameron!**
- New business
 - **Can we change our covenants to allow for permanent basketball hoops?**
 - There is a concern about utility lines running underground where people would be digging.
 - The board is looking into the procedural requirements to change covenants.
 - When it's time to fix the pool foundation, could we expand the size of the pool at the same time?
- **Please SLOW DOWN when driving through the neighborhood.** The neighborhood speed limit is 25.



OAK
TRAILS