

WOTPOA ANNUAL MEETING UPDATE / April 6, 2024

Volunteer Board Members <ul style="list-style-type: none">• Lori Speer• Cameron Cupp• Kaye Nemec• Matt Hazard• John Brannan 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

- 2023 Recap
 - Bank Balance = \$6,862.65 (Beginning of year)
 - Income = \$59,621.72 (118 Total Houses, 14 Pool Reservations, and 7 late fees)
 - Expenses = **(\$51,015.25)** (Several major neighborhood improvements and pool note payoff)
 - Net = \$15,469.12 (Incl. Bank Balance)
 - Notable items
 - Dues received from all homeowners (no legal intervention)
 - Pool Re-surface (Burton) = \$10,500.00 Initial payment (Owe \$13,644.86 to finish)
 - Pool maintenance = \$7,924.06.... Incl. pool cleaning, bathrooms, plumbing, gate
 - Pool other (annual) = \$8,169.28..... Incl. prop tax, insurance, pest, phone
 - Improvements (one-time) = \$1,734.87..... Solar Lights, Pool Umbrella install, Umbrellas
 - Landscaping = \$14,990.00.. Includes irrigation repairs (pool area/entrance)
 - Utilities = \$7,245.72. Elec./Water (incl. pool, entrances, irrigation use)
 - Miscellaneous = \$451.32..... Bank fees, lightbulbs, postage, law services
- 2024 Plan
 - Beginning Bank balance = \$15,469.12
 - Projected Income = \$66,000.00
 - Projected Expenses = **(\$64,952.00)**
 - Net = \$16,517.12 (incl. Bank Balance)
 - Notable items
 - Budgeted for 14 pool reservations (same as last year)
 - Budgeted for 119 houses (versus 118 last year)
 - Utility and landscaping costs have inflated ~45% (~\$2,625) and ~50% (~\$4,500) since 2021
 - The board increased dues by \$50 to help offset increase in services, fund pool re-surfacing (~\$25,000), and hedge for unexpected major repairs
 - Will begin bidding for new entrance signs (design and construction)
 - Installed POA Mailbox (\$450) which will help offset future postage costs for sending in POA Dues as well as paying USPS for a PO Box
 - Sports court behind playground (Pickleball or Basketball)?

Other Business

- Pool information
 - Opens Monday, May 20th (*pending Public Health Inspection*)
 - Email the POA for reservations (wotpoa@gmail.com). See website for reservation info. No reservations on Saturdays.
 - Reminder to monitor activity (unattended children, respect furniture, clean-up after yourselves)

- Additions and Improvements
 - Resurfacing in process - to be completed prior to pool opening on 5/22
 - Cleaners will continue to clean twice/week May 20th – end of season.
 - Need to plan for repairing concrete foundation around the pool deck
- Fence & Entrances
 - Entrance signs, lights and landscape areas need to be repaired/updated
- Neighborhood garage sale will be Saturday 4/27; annually on 4th or 5th Saturday of April
 - Fall rummage sale date TBD
- Other neighborhood reminders (Yard maintenance, Good Neighbor Movement, sheds etc. need ARC approval, Garbage Cans)
- Neighborhood Updates:
 - Trailblazers lot / Future bike trail access
 - Bike Friendly Neighborhood (Randy Jackson)
- New business