

WILDWOOD ANNUAL POA MEETING 2015

February 19, 2015 - 7:00 pm

Brightwood Business Office Conference Room, 1803 SW Regional Blvd, Bentonville, AR 72712

Board Members in attendance - JaneAnn Howard, Kristin Rathmell, Gary Machamer, Mary Lou Charlton, Mike Nelson, Kevin Kertzman, Steve Fisher - Dream Structures Developer

- JaneAnn Howard opened the meeting. With the combined votes of the developer Steve Fisher as well as the membership body (neighbors) made up a quorum of at least 20% per the bylaws passed in 2012 to hold the annual meeting.
- All current board members introduced themselves.
- JaneAnn Howard mentioned 50% membership is required to vote on the POA fees. Not enough participation to raise dues to \$300 so dues will stay at \$225. further announcements into how the residents that have paid extra will be handled and information on how the \$75 dollars will be sent back will be given out as soon as the new board members meet.

- Budget - given by Mary Lou Charlton
 - 61K in income. Cents are due to prorating of real estate closing.
 - Reviewed each line item on the budget.
 - All retention ponds are mowed by POA. The front retention pond is mowed by the city by the POA maintains the mowing of the top of the retention pond.
 - Approximately 18 months left on the pool note that is \$18,657.13 as of December 2014.
 - Professional Fees: Tax return prepared by CPA.
 - Repairs: Pavilion, gate, etc.
 - Telephone is required at the pool for emergencies. Serviced by ATT. No long distance is available. The telephone is turned on all the time because it would cost more to turn the phone on and off in fees than to leave it on even in months we are not using it.
 - There is currently \$13,000 (roughly) in unpaid dues. Many residents have not made in multiple years.

Q: Perry Grove- Has the membership income decreased from last year?

A: Yes. Slight decrease. \$13K of outstanding dues. Liens are filed after 2-3 years of outstanding dues to legal fees. It costs approximately \$100 per lien to be placed on a home so it is only cost effective to place a lien on a home after 2-3 years.

Q: Dan Signs: Does the lien cover the legal costs

A: Yes. \$100 per lien for legal fees. Currently there are liens on 3 homes. The 2015 board can add liens if they feel it necessary. A lien on a home does not mean the POA automatically gets the money. Money from a lien is only collected after a house sells.

Q: Stan McBride: Will we be discussing goals for the income from POA dues?

A: Yes. We would like to allow a buffer for unexpected repairs (such as pool repairs, playground repairs).

Q: Mano & Shawn Rivera – Is the POA considered a developer for having to mow the retention pond?

A: The POA is responsible for mowing. Front retention pond is owned by the city. The center portion is maintained by the city. The side and top is maintained by the POA. We also choose to maintain extra space around that area to keep the grass looking nice. All of Brightwood is mowed behind the current homeowner fencing. Pool areas are mowed. Retention pond at pool is mowed. Back entrance and the

retention pond in the rear (Phase 5) of the subdivision is now being mowed since the houses are being developed. Mowing company charges for each area. This past year they mowed roughly once a week. In years that we get more rain and the grass grows faster we have a larger mowing bill, in years that it is dryer and the mowing company does not mow as much our bill is smaller.

Q: Shawn Rivera – Is the Brightwood St mowing actually the POA responsibility?

A: Yes. The city has never mowed that area.

Q: Stan: Is there an additional lot that the POA has taken responsibility for enhancing the neighborhood?

A: Kevin identified the specific lot down from the pool that is reserved. He noted there is no contract with Steve Fisher currently for the lot but Steve just asked in order for him to hold the lot for us that we mow the lot until such time as the POA board and membership decides what improvements, if any, would like to be done on the lot.

Q: Chris Moncrief: Have we researched using recycled rubber mulch at the playground?

A: Not allowed per playground inspector. Must use the special mulch that is approved through inspector.

Q: Has the POA talked about replacing the mulch at the playground with the black rubber mats? Yes but they are very expensive and they get extremely hot in the summer.

- Accomplishments
 - Replaced/Installed new pool chairs
 - Seasonal replacement of flowers at the 2 entrances.
 - Installed sprinkling system at morning star road to maintain appearance.
 - Started mowing the rear retention pond.
 - Added sidewalk on Joshua at the sewage plant road entrance. City installed and maintained.

Q: Kevin Brown: How much did we spend on the Morningstar sign entrance? Proposing new sign entrance at the Chinquapin.

A: Lack of common property in the proposed areas is the challenge. Will need to consider homeowner desire and legal advice on how to properly go about installing signage. Suggested small sign versus the larger traditional signage. Will have to be mindful. Steve Fischer commented the Phase 6 Morningstar entrance will have a Wildwood sign.

- Proposed Improvements
 - Green space improvements around Phase 5 retention pond.
 - Adding a more substantial fence behind the retention pond at the pool to curb the flow of people moving over to use Wildwood amenities from the subdivision that is currently being built behind Phase 4.
 - Adding and Changing the Bylaws and Covenants
 - Recommendations to improve the lot that Steve is holding for the neighborhood
 - Clubhouse, moving the playground and building a new pool addition

Q: Stan: How many homes will be in Phase 6? How long approximately will Dream Structures be developing Phase 5 and 6?

A: 63 lots in Phase 6. Approximately 5 yrs of building. Steve would likely be the builder for the

proposed clubhouse and improvements on the lot that the POA is currently holding with him.

Q: (Rivera): How much would it cost to install the parking on the Joshua St or Jasmine (around the retention pond) for the commons area?

A: Steve: \$75K - \$100K. Concrete is approximately \$105 per cubic yard.

Q: Kevin: What are the setback requirements for any structures built? How large of a building could be constructed.

A: 20 feet setback from the building to the curb. Approximately 1500 sq for 1 story.

Q: Kevin: Is there storm water piping that comes under the playground? For consideration of a new pool where the existing playground is now.

A: Piping is visible from the North and East entrance. That would have to be something that is looked into with the city.

Q: Kevin: Proposed the home adjacent to the pool be purchased and rented for an option to building a clubhouse.

A: Would have to find the owner and determine the legality. Also make a vote to the neighborhood and get approval of 50% of the homeowners.

Q: (Signs): What are the options on upgrading the fence on Bright Road?

A: Approximately \$60K to upgrade the fence to columns. Also need to research with the homeowners that own land. Easement issues to be considered. Dan Signs volunteered to go door to door to talk to neighbors about having the fencing along Bright Road replaced. Most residents see this fence as the front door to our neighborhood and if replaced it would improve home values for all residents.

- Proposed Dues Increase
 - Need 51% of homeowners to increase the dues which is not present.
 - Discussed the amount of dues for the surrounding neighborhoods.
 - Many residents commented they would like to see a cost analysis done on how much things cost and what that cost would come out to per homeowner.
- Covenants and Violations

JaneAnn spoke about the emails we get about the covenant violations.

- Trashcans are not currently violation. They must be pulled away from the curb per the city but if they are sitting in the driveway or the side of the house, this is not a violation.
 - Kevin talked about the violations and the doorhangers that the current POA has put together
 - Commercial activity
 - Looking at the covenants
 - Grass height
 - Trailers - boat, recreation RV, but no trailers are in the bylaw
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- Bylaw Changes - All bylaws must be ratified by a quorum of 50%. While there are many bylaws that would like to be changed, it is going to take a committee to work on the bylaws and getting the

changes ratified.

- Improvements Made In 2014

1. The Playground was inspected
2. The two major entrances have plantings for spring and fall
3. New Pool chairs
4. The pool filters were changed to a different material which has made the pool crystal clear
5. The sprinkler system and trees were put in
6. Started mowing the lot and the back retention pond
7. The sidewalk was fixed on Joshua between Phase 4 and Phase 5

Open Discussion (Old/New Business)

- Additional decisions
 - Recommendation to touch base with Univ of Arkansas Legal group.
 - The POA is currently in contact with a local law firm for help with POA questions and concerns. The law firm represents the entire POA not just the board.
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 - Q: What are the plans on how to change the covenants?
 - A: Door to door surveys and with notarized signature is required.
- Dale Young recommended e-notary as an option for changing the covenants.
 - Q: What are the plans for the Arbor Lane homes?
 - A: Additional phases to be built in the next 3 years.

Jane requested motion to ratify the slate. Stan moved to ratify the slate. Gregory Phillips made second. Motion carried.

Shawn McGrew made motion to adjourn. Stan McBride Second. Motion Carried.

Counting of the Slate

After the meeting all votes were collected by Meg Kertzman and Lisa Nelson. Meg Kertzman and Lisa Nelson counted all the ballots. The results for the 2015 board are as follows -

Kristin Rathmell
JaneAnn Howard
Gary Machamer
Mike Nelson
Matt Plumlee
Ricardo Cassado
Shawn McGrew
Steve Fisher - Developer

Please contact the board with any further questions at board@wildwoodnwa.com or through the website at wildwoodnwa.com. Thank you to all those that attended. It was the largest turnout for an annual meeting in the history of the neighborhood. Please remember we will have many committees to serve on this year. Please contact the board if you would like to serve on a committee.