

# **Wildwood POA Annual Meeting 2016**

## **February 11, 2016, 7:00**

### **Bentonville Community Center**

Gary Machamer started the meeting. There was no quorum. The quorum is approximately 75 homes or 20% that must be present to hold a meeting.

Gary introduced the board. In attendance were Gary Machamer, Kristin Rathmell, JaneAnn Howard, and Steve Fisher. Our bookkeeper, Kelly Charlton, was also in attendance. Mike Nelson was absent.

The group of neighbors in attendance voted to continue the meeting.

Gary gave an update on what the board would like to do in 2016.

#### **Needs for 2016**

1. Pool decking and new surface under the pavilion
2. A new gate at the pool for emergencies or if the card reader is broken
3. Fencing around the playground
4. Additional card reader on the playground
5. New fans under the pavilion
6. New card reader for the pool
7. Look at seasonal banners
8. New lounge chairs at the pool
9. Signage in the areas that currently do not have any
10. Contact the developer on the south side of the retention pond by the pool and look at fencing between the new development and the retention pond
11. Continue with existing maintenance needs such as mowing, landscaping, opening and winterizing the backflow valves for the irrigation

#### **Accomplishments for 2015**

1. The pool note was paid off in full
2. Retention pond maintenance - cleaning out the retention pond by the pool as well as contacting the city about the retention pond in other subdivisions that are not flowing correctly into our retention pond
3. Collecting past dues - we have collected a large amount of dues from homeowners that were past due
4. Had the card reader repaired
5. Added mulch to the playground
6. Added safety mats under the swings
7. City added signs about children at play to help with speeding (result of traffic studies)
8. Neighborhood won the arbor award from the city for all the trees in the neighborhood

#### **Phase VI update**

Steve Fisher gave an update on Phase 6. About 63 homes will be in Phase VI. There will be another entrance to Phase VI. They hope to start later this year.

## **The following questions were asked and answered by those in attendance -**

What maintenance has been done to the retention ponds?

They have to be cleaned out regularly and mowed.

Can the dues be lowered?

- At this time dues cannot be lowered. The dues are needed to continue to improve the current amenities that the POA owns and maintains.

What are the plans for the clubhouse?

- It requires a 51% vote and at this time the neighborhood meeting attendance does not meet the requirements to move forward with any development. If the neighborhood wants to have any improvement on that land adjacent to the current pool, it needs to show interest or the only amenity location that the POA will have will be the current pool and playground area. That area could potentially be redone to make the pool larger, move or change the pavilion, and move and or change the playground, but it would take a neighborhood vote of at least 51% to do that.

How does the association reach out to the neighborhood with new neighbors?

- The board tries to reach out to each new neighbor after the title companies let us know that someone has moved in.

Is there going to be another playground or pool for the neighborhood?

- At this time, we only have the one playground or pool and there is no plans to put one in Phase VI.

How are the liens for those that haven't paid being handled?

- The POA attorney has been contacted. As of March 1st, 2016, all those that have not paid a minimum of 2 years will be turned over to the attorney for lien proceedings to begin.

Is there going to be any conversation about the fence on Bright Road?

- At this time, no. The city of Bentonville has plans at some point to widen Bright Rd. We would also have to have permission from every single homeowner that backs up to Bright Rd to enter their property to make one cohesive fence. This is an expensive proposition (estimated to be over \$60,000 dollars).

Do we know how many properties are owned but not lived in by owners?

- No.

We will be reaching out to all to volunteer for committees. If you would like to volunteer for a committee please email the board. We need volunteers. If we do not have volunteers, it is very hard to do a lot around the neighborhood like enforcing covenants and doing parties.

What committees do we have?

- Architectural
- Code Enforcement
- Fireworks/4th of July Party Committee

We are down to 5 board members. We lost 3 board members this past year as they could not fulfill the time commitment, especially the attendance of board meetings. We did add two board members at the meeting and since we had no quorum, all homeowners in attendance voted to keep the current board. The current board members have all agreed to remain on the board for 2016.

The board for 2016 will be: Gary Machamer, JaneAnn Howard, Mike Nelson, Kristin Rathmell, James Lampkin, Matt Yeager, Steve Fisher (developer).

We try to respond to all emails within 24-48 hours.

We have talked about fencing in the playground with the same card reader as the pool.

- Most of the neighbors in attendance said they liked the idea of fencing in the playground because it will help with safety.

Can we change or put up different street signs?

- The city maintains the stop signs, street lights, roads, etc.

We are talking about having a pool attendant, not a lifeguard, during the busiest times to keep watch of the pool, to make sure that the pool is taken care of.

Are the monthly board meetings open to the neighborhood?

- No, but the board has talked about have several meetings throughout the year open.

Meeting adjourned.