

Wildwood POA Annual Meeting 2019  
February 21, 2019, 6:30  
Brightwood Business Office Conference Room  
1803 SW Regional Airport Blvd (Hwy 12) Bentonville, AR

## **1. Call to Order**

JaneAnn Howard called the meeting.

### **A. Ascertainment of Quorum:**

There was not a quorum. A quorum is approximately 140 homes or 40% which must be present to hold a meeting. The group of neighbors in attendance voted to continue the meeting.

### **B. Introduction of Board of Directors**

JaneAnn introduced herself and the board members introduced themselves. In attendance were Mike Nelson, Laura Ivanishvili, and Steve Fisher. Our bookkeeper, Kelly Charlton, was also in attendance.

### **C. Approval of Minutes 2018 Annual Meeting**

Laura Ivanishvili read the minutes from the 2018 meeting. The minutes were approved.

## **2. Treasurer's Report**

Jane Ann Howard gave the Treasurer's report.

The reserve account balance is \$45,295.84. There are 248 homes with outstanding 2019 dues, representing \$55,800. Outstanding dues from prior years are as follows:

2018 \$10,125 - 45 homes

2017 \$3,600 - 16 homes

2016 and earlier \$4,050 still due.

Delinquent dues are collected when property is sold. Kelly keeps up with this.

Pool cards have helped with past due collections.

Questions related to Treasurer's report:

What are the notes listed on the P&L?

The construction of the pool was financed and is now paid off. The notes are carried as negative liability on the P&L.

Do we have a budget for 2019?

We have a needs list of things that are to be accomplished, and don't have a budget as the amount of money coming in is unpredictable.

Is there a bid process for mowing, playground maintenance?

No requirement in the bylaws to bid out at a particular interval.

Lawn Care: Lawn care was bid out 4 years ago. Custom Lawn Care was awarded the work. The board has changed companies for 2019. Certified Lawn Care is new company.

The length of mowing season determines frequency of mowing. Mowing area has increased over the years. Retention ponds were overgrown 4 years ago, now maintained. During mowing season, mowing occurs 1x per week.

Pool Maintenance: We are happy with the pool company's work.

Playground Maintenance: There are 2 companies in NWA that handle playground maintenance. Playground companies must be bonded and certified. Current provider comes out 2-3 weeks after we call, the other provider took 2-3 months to respond. Playgrounds must be inspected 1-2 times per year. Mulch as to be certified as no chemicals, of a certain depth. Use same company as school districts, ACS playground.

What is mowed?

City mows along roads except developed subdivisions. Wildwood POA maintains the following areas:

- Bright Road along community to the City playground is mowed, edged and trash picked up.
- The area around the pool is mowed and landscape maintained.
- Both retention ponds are mowed and maintained.
- Landscaping at all entrances is maintained.
- Morningstar Road area is mowed, edged and trash picked up. The trees are maintained. The fence is maintained. The area is also irrigated.

### **3. Report Accomplishments/Improvements 2018**

1. Pool pavilion work - Repaired ceiling, lights, fans, shingles/roof and cupola/dormer repair
2. Added a ladder to the attic in the pump/house room
3. Worked on retention ponds for better drainage (goal is to be able to use dry areas for community usage)
4. Re-stained fences in Phases 5 and 6 (on Morningstar Road)
5. Installed a new trash can in playground and moved bike racks to outside of playground
6. Held Community Safety Meeting with City of Bentonville Police

### **4. Needs for 2019**

1. Gate release button to prevent lock-ins at pool/playground area
2. Consolidated sign with rules for playground/pool
3. Continue leveraging City for code enforcement of fence maintenance
4. New POA mailbox
5. Evaluate pool shade(s)
6. Evaluate alternative playground surfaces (mulch, recycled rubber, "Astroturf")
7. Repairs to playground equipment
8. Sidewalks from street to playground entry gate and inside gate to pavilion

## **5. Covenants and Violations Issues/Concerns -**

What can the board do about the homes in violation of covenants?

We have sent letters to the owners and are working toward stepping on the property to repair and bill owner.

The board has the right to do the following:

1. Notify homeowner
2. Send letter
3. File lien
4. Go on property to fix – this action is not advisable from our attorney’s perspective.

If there is a city code violation, we inform the City as they have more power than the POA. We take the “squeaky wheel” approach, communicating frequently with the City. If grass is in violation, the city can mow it. They do it fast and generally do a poor job. The board or private homeowners can call the City to report violations. If neighbors contact board, and the board can act on it, we will. Once homeowner has contacted us about a violation, a board member can knock on the door and/or put a door hanger stating the violation. If the homeowner answers, the board member will try to explain, which satisfies the notification step. Generally this interaction with the offending homeowner is not pleasant.

Trash cans are not part of our covenants. The board cannot do anything about them.

If car has been parked in street, the board cannot do anything about it.

Regarding speeding, the community cannot put in speedbumps. The street is city property. If a homeowner puts something in the street and the property of another is damaged, the person who put out the item is liable for any damage. The City’s goal is to drive traffic through neighborhoods to take it off main streets. With more and more development, there is more traffic coming through the neighborhood. The City had speedbumps on 10<sup>th</sup> and J Street for about a year. It is unclear why they were there. The City has conducted traffic studies and has determined that there is no action needed on their part. We have been able to get additional speed signs and children playing signs.

We have tried block captains, generally this starts with enthusiasm and then fades.

Board hired a business to survey and log code violations. The provider did not live up to their end of the contract. The board had to terminate the contract.

A resident commented the City has a traffic and signage committee, can put in a request online. Detail what is going on, can go to meeting, and explain what is going on. Best way is to go in front of committee.

## **6. Open Discussion Old and New Business:**

Why can’t we add another pool?

Not enough property to add a pool. Steve Fisher, the builder of phase 5 and developer of phase 6 held the property on the corner of Joshua and Buckeye for 1 year. The community needed to increase dues to purchase the property. Homeowners did not agree to raise dues to pay for it.

Is there space for a kid's pool and an adult's pool?

No room to add an additional pool in current space and no land available for an additional pool.

During pool hours, kids under 14 must be supervised while in the playground as there is access to the pool. This is for liability.

There have been various request for pool shades. The board shared the costs of various commercial grade pool shades ranging from \$24k to \$10k. There was a discussion of residential style umbrellas which could be replaced every year. This is a possibility. The board hires responsible teenagers every summer to open and close pool. They also pick up, stack and put out furniture etc. There was not a decision on this topic.

Can we add security cameras, at the pool?

Because it is not a residential property, there are requirements to notify recording is going on.

Does the community own the playground on Bright road?

No that playground and tennis court are owned by the City of Bentonville. They were originally part of the community but the original developer deeded it over to the city.

Can we have a clubhouse?

No land available.

Neighborhood to south.

Steve Fisher is developing this new community. It will not be part of Wildwood. The property is 40 Acres and will be called Woodlands Crossing and has 119 lots. Our retention pond system will connect with their pond.

Is there a schematic of the phases on the Website?

There is not.

The POA is run by a group of volunteers. If you would like to volunteer please talk to a board member after the meeting or email the board. We need volunteers.

#### **7. Vote and Ratification of New Officers**

Those in attendance voted to keep the current board members. All approved.

#### **8. Meeting adjourned.**