

Wildwood POA Annual Meeting 2020
February 20, 2020, 6:00
Bentonville Community Center, Hawthorne Room
1101 SW Citizens Circle, Bentonville, AR 72712

1. Call to Order

JaneAnn Howard called the meeting to order.

A. Ascertainment of Quorum:

There was not a quorum. A quorum is approximately 151 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, Brian Horrell, and Laura Ivanishvili.

C. Approval of Minutes 2019 Annual Meeting

Laura Ivanishvili read the minutes from the 2019 meeting. The minutes were approved.

2. Treasurer's Report

Jane Ann Howard gave the Treasurer's report. P&L Statement did not print out. A copy was available to review.

As of 12/31/19 the reserve account balance was \$60,107.28.

As of 2/19/20 the reserve account balance is \$90,549.58.

As of 2/19/20 there are 377 property owners, 266 homes with outstanding 2020 dues, representing \$59,850.00 owed.

Outstanding dues from prior years are as follows:

2019 \$1,211.15

2018 \$1,350.00

2017 \$400.00

This is a big improvement. In past years we had \$30,000 due. This is when the decision was made to deactivate all pool cards and re-activate those who were paid. If someone doesn't pay dues for 2 years, board will file a lien and owner will pay for cost of lien.

Jane Ann Reviewed the budget by line item.

No questions about expenses.

3. Report Accomplishments/Improvements 2019

- a. Gate release button installed to prevent lock-ins at pool/playground area
- b. Consolidated sign with rules for playground/pool
- c. Leveraged City for code enforcement of fence maintenance
- d. Evaluated alternative playground surfaces – mulch best low cost option for now \$3,000 every other year
- e. Repairs to playground equipment
- f. Sidewalks from street to playground entry gate, inside gate to pavilion and pad for trash cans
- g. Re-stained and replaced boards on fence along Morningstar
- h. Repaired pool deck
- i. Renewed insurance on pool, playground and pavilion. Added pavilion building to policy. \$60k values.

4. Proposed Improvements for 2020

- a. New POA mailbox
- b. Update website to include minutes of annual meetings, phase map.
- c. Add online payment for dues on the website
- d. Evaluate pool shade(s)
- e. Re-evaluate alternative playground surfaces (mulch, recycled rubber, “Astroturf”)
- f. Continue leveraging City for code enforcement of fence and lawn maintenance
- g. Evaluate electric hand dryers for restrooms at pavilion

Mike provided details of playground requirements for liability, rubber mats, and mulch.

Lawn must be 6” or taller for a City violation.

Grass in landscaping is hard to enforce, covenants are not specific.

Edging, if grass goes over curb and over 6” we can go that far with it.

Ask your neighbor, do you need help? Helps your property too.

5. Covenants and Violations Issues/Concerns

Trash cans behind fence are not covered in covenants

Each phase has its own set of covenants. Phases 1-4 are very similar. Phases 5 and 6 have specific requirements to have a tree in the front yard.

To change covenants need to get 50% of each phase to sign off on new covenants. Each homeowner has to sign and be notarize. Have tried sign up sessions at pool, at meeting etc. Will reach out to attorney to understand how we can consolidate covenants. Idea would be to consolidate all into one document with addenda for phases 5 and 6. Would likely need 51% in each phase to ensure we have full 50% and then would go to courthouse to change.

As homeowners, responsibility to know covenants. Should receive a set at closing. Board can provide a hard copy.

Q. Possibility of proxy or electronic vote to change covenants in Arkansas.

A. We will look into this, consider hiring professional company to help with this.

6. Open Discussion Old and New Business:

Q. 2 houses on Chinquapin, 2306 Chinquapin has not worked on shrubs or beds in 5-6 years. Has grown on top of house. Neighbor has trimmed his side, and to the rear has trimmed as well. His backyard is a mess and has dead things. Skunk living in the yard.

Another home has a car in the driveway, and is inoperable, we can give them a violation. If it is in the street, the city can take care of it but the homeowner must document it has not moved for 24 hours.

A. POA cannot do anything about back yard. POA will check covenants, add a door hanger, and send a courtesy letter. City does have a code about rodents.

Q. Mailbox maintenance. What is hung on by wires?

A. Is a rental property has been like that since the house was purchased. Covenants don't require mailbox repair. There is a suggestion that all mailboxes match. Mike can be the bad guy and tell them to fix the mailbox.

Q. Coyotes. Used to be a pack in where Brightwood is located.

A. With development across from Willowbrook, pushing wild life out, will see coyotes.

Q. Sidewalks failing.

A. Developer, puts in and once home is purchased, City has responsibility.

Q. Pool fence entrance from patio into pool, bottom right corner of gate is sharp.

A. Mike will have our fence company take care of this.

If residents see afterhours activity at the pool, call the police.

14 or older kids can swim alone. If appear younger than 14, let board know or ask where are parents.

Pool has to have locked gate by State law. During pool season, gate is open between pool and playground which is why the lock is there.

Still working to get retention ponds taken care of City owns pond on Bright Road. Wildwood owns pond by pool and one on Magnolia. Have never drained properly, we have money set aside to fix the ponds but we are a small project for them.

Bright road is dark for kids to go to school. Lights are needed for student safety. Resident could call school or city to raise concern.

City does not mow ROW for developed neighborhoods, only maintains undeveloped property.

Board email is board@wildwoodpoa.com, goes to all board members. Brian is active on Nextdoor but may miss things.

If street light out, call City. Is City's responsibility to maintain light bulbs.

Wildwood started in 2003/04.

Q. Solicited ideas from the group.

7. Vote and Ratification of New Officers

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

8. Meeting adjourned.