

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
April 11, 2024**

Directors Present: Amelia Reible, Adam Burns, George Orlovsky, Annie Moeller, Joel Kelly, Steve Uribe

The meeting was called to order at 7:00pm by Amelia Reible. Minutes of the March Board Meeting were approved via email by directors and posted on the website.

Secretary's Report (Annie Moeller)

Please turn in your article for our Spring Newswire by the end of April.

Treasurer's Report (Steve Wisinski)

Not much to report from my end for the most part.

- We are at 90% for dues collected. It's pretty normal from my experience and I will continue to reach out to homeowners that are still delinquent. We will see more dues trickle in over the next few months.
- Completed Spring Newswire.
- Compiling data for our annual financial review

**WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION
FINANCIAL REPORT March 2024 BANK BALANCES**

At the end of March 2024, the POA accounts at First Bank had the following balances:

Checking Account \$212,835.22, Debits 21,412.72, Credits (62,989.55)
\$254,412.05
Money Market \$70,698.56, Interest (2.99)
\$70,701.55
Road Reserve Fund (RRF) \$2,970.55, Interest (0.13)
\$2,970.68
Goldman Sachs \$242,339.62, Interest (944.17)
\$243,352.98
POA Bank Total \$571,437.26

Payments

Vendor invoices paid in the month totaled \$21,412.72 which included \$10,600 to Bobby Branch for Fall cleanup, \$10,300 to Walls Lawn Care for road repairs, \$90.00 to Intuit for accounting software, \$153.96 to W-T POA for a new ramp for the shed, and \$268.76 for utilities.

50/50 \$63.00 was collected for 50/50 for the month of March. The total collected in 2024 for 50/50 is \$164.00.

Annual Dues

Due's payments deposited this month were \$62,989.55. Year to date dues payments of \$190,914.03 have been deposited.

Reserves

The Road Reserve Fund (held in its own money market account) is for the maintenance and repair of our roads and relayed items. The Road Reserve had \$130,252.25 as of December 31, 2022 and was transferred to a CD to accrue better interest and protect our assets under FDIC protection with another bank during this economically volatile period. See above balance for the Goldman Sachs CD. The Road Reserve currently has a balance of \$2,970.68 at the end of March, 2024.

The General Reserve Fund was created from annual budget allocations and past net income and can be used for any project. It is held in our Money Market Account*. The General Reserve was \$48,439.32 as of December 31, 2020 (all in the money market account). To this amount we add interest paid plus 2021

contributions of \$15,029.58, this brings the total in the general reserve to \$63,468.90 as of December 31, 2021.

The General Reserve as of December 31, 2021, was 63,468.90 leaving 24,290.57 in the money market account earmarked for 2021 drainage, paving, and tennis court restoration (Covid-19 impacted work that was scheduled).

*MONEY MARKET ACCOUNT - This account is used as a cash management account so that it can earn interest, which the checking account does not. This money will soon be transferred to a CD or a high yield savings account to accrue more interest than we currently get.
Steve Wisinski, Treasurer 2024

Committee Reports:

Roads and Grounds (John Fields)

(No Report at this time.)

Recreation/Social (Sonya Fields)

We are still in need of a dinner host for the month of July. I instructed the June hosts, if there wasn't a host for the July dinner, to return the badge container etc. to me and we will take up with the August dinner. We are thinking it is due to the 4th being on a Thursday this year.

We do have a food truck for the Kentucky Derby. Smokehouse Bistro will be our vendor for this event. We did this because last year, in dividing the residents up according to last names for one group to bring savory and the other sweets, we had an overabundance of sweets. We are still trying to decide if we will ask residents to bring desserts.

We will make a flyer soon for Kentucky Derby. Our intent is to print and put in mailboxes, and also send out in an email blast.

Due to the poor packing of plates, utensils, etc. in the storage closet, we are going to have to buy some for the Kentucky Derby, if we decide to go the dessert route.

We plan to continue with the food trucks one Saturday a month for June, July, and August. We have reached out to some, but no responses. Due to lack of participation, we will just have the food trucks and no special theme for these pool parties. Everyone seemed to enjoy the food and fellowship, so we are just going to go with that.

•Recreation Notes: (Joel Kelly & Steve Uribe)

The pool is on target to open on May 4th for the Kentucky Derby.

The pool inspection is scheduled for next week. The cost of inspection is \$180.

The pool security camera/key fob project is on hold. Joel, Steve, and George will meet at Sedgemore Pool on 13 April.

- 6 weeks' worth of volunteers for pool duty still needed:

24-30 June
1-7 July
8-14 July
15-21 July
19-25 August

2-8 September

CTA Meeting Report: George Orlovsky (Moderator)

CTFD New Interim Fire Chief: Robbie Wilkins

New GM CTCC Ryan Naab

Gate Sentry

Ducks Unlimited

(VP Notes: George Orlovsky)

Bylaw/Restrictions & Reservations Review Committee

First Meeting last Thursday

Members: Sofie Bradigan, Bob Dykeman, Linda Maher, Tom Sullivan, Nathan Suri

Architectural (Adam Burns)

683 Chelsea New Deck Addition

Request For new construction of 22'x10' synthetic deck with steel cable rail and 10'x10' concrete pad pore for hot tub base added to the east back side of the home. The build would encroach 32" into the rear setback. Approval letter from the adjacent neighbor has been received and reviewed for the exception and approval has been granted for the new construction. Shrubs removed for deck addition.

571 Broadmoor Roof Replacement

Request for replacement of shingles on existing roof. Architectural shingles GAF Timberline Brand Color: Charcoal. Approved. Roof Replacement started 4/10/24 Also approved Lot owner request to remove a few trees that pose possible danger to home.

593 Chelsea/594 Chelsea Addition /New Build

The property owners originally requested approval for an 1250-1760 sq/ft addition to their existing home. After meeting with them personally, they are wanting to build a residential structure onto the newly acquired unimproved lot 593 with the expectation of using their existing driveway as entry way for the new structure. According to our R's and Architectural Guidelines for Trentwood. It states: (paraphrased, see below excerpt from guidelines below) That any new residential build will have a minimum of 2000sq/ft and attached 2 car garage. New Residential structures must be built within the approved setback guidelines, and each home must have its own driveway installed perpendicular to the centerline of the main road. The owners have asked if it were acceptable to be qualified as an addition, if they were to attach a breezeway between the two structures. This would place their build/"addition" on the plat setback lines.

Discussion on property was as follows:

No Breezeway will be allowed, as per our R & R's.

Once Building is erected on an "Unimproved Lot", the lot becomes "Improved Lot" in status, per R & R's.

Attached addition that is to be built should match the existing roofline & have thru access indoor from original property, per R & R's.

New addition may not be able to use existing driveway according to our current R & Rs, though

checking with Lee County Tax records, and reviewing R & Rs.

2024 Meeting Dates

(May 4th Kentucky Derby)

May 9th @ 7pm

Jun 13th @ 7pm

Jul 11th @ 7pm

Aug 8th @ 7pm

Sept 12th @ 7pm

Oct 10th @ 7pm

Nov 14th @ 7pm

Dec 4th @5pm (Annual Meeting at Club)

Adam Burns moved to adjourn the meeting. Joel Kelly seconded the motion.

The meeting was adjourned at 7:35 pm. Next meeting will be via Google Meet on May 9th, 2024 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA