

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

**Directors Present: Amelia Reible, George Orlovsky, Annie Moeller, Joel Kelly, Steve Uribe, John Fields, Sonya Fields, Steve Uribe**

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

**Secretary's Report** (Annie Moeller)

Still searching for replacements for Board of Directors  
Positions of Secretary, Treasurer, & Recreation

**Treasurer's Report** (Steve Wisinski)

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

	<u>May Balance</u>	<u>Transaction</u>	<u>June Balance</u>
<b>Checking Account</b>	<b>\$197,853.64</b>		
Debits		3,134.89	
Credits		(548.02)	
			<b>\$195,266.77</b>
<b>Money Market</b>	<b>\$70,707.44</b>		
Interest		(2.90)	
			<b>\$70,710.34</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$2,970.93</b>		
Interest		(0.12)	
			<b>\$2,971.05</b>
<b>Goldman Sachs</b>	<b>\$245,309.78</b>		
Interest		(966.41)	
			<b>\$246,276.19</b>
			<b>\$515,224.35</b>
		<b>POA Bank Total</b>	

## **Treasurer's Report (Steve Wisinski)**

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

### **Payments**

Vendor invoices paid in the month totaled \$3,134.89 which included \$295.89 to Sonya Fields for pool party flyers, \$217.30 to John Fields for front entrance maintenance, \$17.97 to Sonya Fields for Kentucky Derby pin, \$30.96 to Sonya Fields for yard of the month flag, \$164.95 to Sonya Fields for a new TV at the pool and yard of the month gift card, \$100.00 to Walls Lawncare for mulching, \$1,097.36 to ADS Security for pool video and monitoring service/installation, \$90.00 to Intuit for accounting software, and \$1,120.46 for utilities.

### **50/50**

\$392.00 was collected for 50/50 for the month of May, June, and the Kentucky Derby party. The total collected in 2024 for 50/50 is \$679.00.

### **Annual Dues**

Due's payments deposited this month were \$548.00. Year to date dues payments of \$193,515.43 (\$201,494.65 from last month was revised as it reflected late payments from previous year) 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 related 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 this month

### **Recreation/Social (Sonya Fields)**

Secured August Food Truck, Smokehouse Bistro, from 4-6pm for pool party!

## **Recreation Notes: (Joel Kelly & Steve Uribe)**

### **Pool Fobs**

53 pool key fobs remain on hand.  
We've issued 147 key fobs to date.

140 key fobs to residents programmed for access from 7:00 am to 9:00 pm daily during pool season.

### **7 key fobs programmed for 24/7 access**

- 3 to board members. (VP, Rec#1, Rec#2) These key fobs will get handed off as positions change and board members leave board positions.
- 3 to Josh Godfrey and his two pool maintainers
- 1 in the weekly pool maintenance bag
- Updated Recreation Rules posted on Facebook (See link below)

<https://docs.google.com/document/d/1EpGcdHSGAnApd8LRbCsdGZlhwdXaoVem/edit?usp=sharing&ouid=109237204663084923454&rtprof=true&sd=true>

### **Other items.**

- Tennis court resurfacing dates/details
- Investigate permanent fix to pool gate/Replacing pool fence
- Grass parking at the pool, mostly golf carts to be discussed at a later date.

## **CTA Meeting Report: George Orlovsky (Moderator)**

1. Do North Company will be doing the Tennis Courts Resurfacing later in the fall, which were recently pressure washed.
2. New CTA Representative-Ben Perez
3. Safety & Security Committee considering Car flow plates & ways of New Resident reporting
4. Non-Conformance Letters sent to the following Residences: 628 Angus, 599 Cashmere, 607 Cashmere concerning R & R violations
5. POA is still in need of an Attorney to keep on retainer

## **Architectural (Adam Burns)**

### **684 Chelsea Fence Inquiry**

Received Inquiry on guidance for type and placement of fence for potential buyer.

### **649 Chelsea Mailbox Replacement**

Received Inquiry on sourcing contractors to build and install replacement mailbox.

Attached screenshot of Architectural Guidelines with drawing of the CT Mailbox.

### **628 Angus Ct.**

Non conformance letter sent to homeowner for the yard debris and logs that have been placed in the front yard for a couple months. Homeowner has responded and a reply is being drafted this week to assist in the compliance.

### **599 Cashmere**

Non conformance letter sent to homeowner for advertisement banner erected in front yard.

### **2024 Meeting Dates**

Aug 8<sup>th</sup> @ 7pm

Sept 12<sup>th</sup> @ 7pm

Oct 10<sup>th</sup> @ 7pm

Nov 14<sup>th</sup> @ 7pm

Dec 4<sup>th</sup> @5pm (Annual Meeting at Club)

John Fields moved to adjourn the meeting. George Orlovsky seconded the motion. The meeting was adjourned at 8:00 pm. Next meeting will be via Google Meet on August 8th, 2024 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA