

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
June 13, 2024**

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

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

Secretary’s Report (Annie Moeller)

Still searching for replacements for BOD
Positions of Secretary, Treasurer, & Recreation

Treasurer’s Report (Steve Wisinski) **WOODMERE TRENTWOOD PROPERTY OWNERS’ ASSOCIATION: FINANCIAL REPORT:**

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

	<u>April Balance</u>	<u>Transaction</u>	<u>May Balance</u>
Checking Account	\$202,829.74		
Debits		9,841.10	
Credits		(4,865.00)	
			\$197,853.64
Money Market	\$70,704.45		
Interest		(2.99)	
			\$70,707.44
Road Reserve Fund (RRF)	\$2,970.80		
Interest		(0.13)	
			\$2,970.93
Goldman Sachs	\$244,315.15		
Interest		(994.63)	
			\$245,309.78
			\$516,841.79
		POA Bank Total	\$516,841.79

Treasurer's Report (Cont.)

Payments

Vendor invoices paid in the month totaled \$9,841.10 which included \$319.95 to Weebly for our website, \$3500.00 to Walls Landscaping for limb pickup, \$535.00 to Fix it Plumbing for backflow testing, 4,641.13 to ADS for pool security, \$90.00 to Intuit for accounting software, and \$755.02 for utilities.

50/50

\$123.00 was collected for 50/50 for the month of April. The total collected in 2024 for 50/50 is \$287.00.

Annual Dues

Due's payments deposited this month were \$4,865.00. Year to date dues payments of \$201,494.65 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.

Committee Reports:

Roads and Grounds (John Fields)

- Water diversion on Cashmere has been put on schedule at a cost of \$1200.
- Yard of the month continues.
- No other business to announce.

Recreation/Social (Sonya Fields)

Secured food trucks for the summer:

July Hop & Jae
August Smokehouse Bistro

Trucks are secured from 4-6pm for each pool party!

Recreation Notes: (Joel Kelly & Steve Uribe)

7 pool key fobs remain on hand.

125 fobs are in the mail.

We've issued 68 key fobs to date.

61 key fobs to residents programmed for access from 7:00am to 9:00pm daily

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 clean-up bag

Other pool key fob/camera info:

- Fee for any fobs that are lost or damaged \$25. Households issued one fob only.

- We are probably not keeping the lock and chain on the gate after 1 July.

- We are probably not keeping the sign-in/sign-out roster after 1 July.

- Additional camera to be installed to cover the pavilion area.

- Email from owners or property management needed to distribute fobs to tenants.

- Jim Boone asked about maintainers who need access to the pool area outside of pool season & they can contact BOD president or Recreational Chairs for access.

CTA Meeting Report: George Orlovsky (Moderator)

CTA:

2025 Budget Preparation under way

Collecting questions, concerns to pass on to the CTA Secretary and Treasurer within the next week.

ByLaw/R&R Committee Review:

Have not met in 3 weeks and will not meet for another two due to vacations, prior commitments etc. Should wrap up the next meeting then begin drafting.

Tennis/Pickleball Court: Resurfacing anticipated to be done 3rd week of July.

Repair completed to the steps on the back side of Gazebo.

Welcome Committee May-June

Dotty and Charlie Dalphon 745 Cashmere

Mike & Pattie Kieffer 709 Essex

Architectural (Adam Burns)

595 Chelsea Shed Build

Denied Request for Construction on a 392 square foot shed install on the unimproved side of the combined lot, lot 596. Request was denied due to size, location, and that all lots are reserved for residential builds only (Woodmere-Trentwood R&R's page: 7, Section 8, Subsection F).

683 Chelsea Deck Addition

Final approval granted at beginning of May on the deck addition and construction began the first week of May and is still in progress. Expect the build to be completed before the end of the month.

Architectural (Adam Burns) (Cont.)

566 Chelsea Retaining Wall

Request for Construction received and approved for the installation of a retaining wall for the purpose of controlling erosion. The ground has been prepped and footings have had base gravel installed in preparation of wall installation.

594 Chelsea Addition

Architectural Committee met with homeowners to clarify R&R's and Architectural Guidelines on the definition of what an addition is and what would be accepted as a new addition for any future Request for Construction Applications. Original request was denied due to not being physically attached and location on the unimproved lot, lot 593.

632 Angus CT. New Residential Build

Made contact with Greystone Homes in regards to the approved New Residential Build. I asked for a construction timeline/schedule from the superintendent. Still waiting to receive that timeline. Construction should begin soon.

681 Chelsea Fire Pit

Home owners inquired about the installation of a small fire pit. Informed of the R&R's and Architectural Guidelines and gave advice on the placement.

571 Broadmoor CT. Tree Removal

Homeowner had 2 more trees that needed to be removed for their landscaping project that fell within the scope of their original request.

684 Chelsea Pool Installation Inquiry

Prospective buyers of lot 684 inquired on the installation of an in ground pool. Advised of the R&R's and Architectural Guidelines. Advised to have lot surveyed for setbacks to see if a pool, apron, and fence would fit before applying for request once property is purchased.

725 Piccadilly CT. Update

Footings have been dug out and prepped ready for pouring.

707 Essex CT. Siding Installation

Siding has been installed and met the prior approval specifications. New building permit has been granted for any new completion of construction. No other improvements have been done or scheduled at this time.

2024 Meeting Dates

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. George Orlovsky seconded the motion. The meeting was adjourned at 8:00 pm. Next meeting will be via Google Meet on July

11th, 2024 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA