

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
May 9, 2024**

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

The meeting was called to order at 7:00pm by Amelia Reible. Minutes of the April 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.

**Treasurer's Report** (Steve Wisinski) WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION: FINANCIAL REPORT: April 2024 BANK BALANCES

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

Checking Account	\$254,412.05	
Debits		57,297.96
Credits	(5,715.65)	
		<b>\$202,829.74</b>
Money Market	\$70,701.55	
Interest		(2.90)
		<b>\$70,704.45</b>
Road Reserve Fund (RRF)	\$2,970.68	
Interest		(0.12)
		<b>\$2,970.80</b>
Goldman Sachs	\$243,352.98	
Interest		(962.17)
		<b>\$244,315.15</b>

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

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION: FINANCIAL REPORT: April 2024  
BANK BALANCES At the end of April 2024

**POA Bank Total**

**\$571,437.26**

**Payments**

Vendor invoices paid in the month totaled \$57,297.96 which included \$20,356.50 to CTA for dues, \$35,040 to Mitchell Paving for pool area paving, \$90.00 to Intuit for accounting software, \$1,500.00 to Ben Perez for common area mowing and upkeep, and \$311.46 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 \$5,715.65. Year to date dues payments of \$196,629.65 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 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.

## **Committee Reports:**

### **Roads and Grounds (John Fields)**

#### **New Business**

- Drainage at 777 was diverted but the resident at 778 is complaining that more water now runs down his driveway than before. I don't have any data other than his word, but will try to go by and see the problem. I did inform him that the drainage work at 777 was done for the benefit of the community and that it was to help water run off the community quicker. I am not going to promise we can solve this issue, but if what we did caused the problem we need to consider what must be done. The community ditch is on the other side of the road and we might have to build a speed bump on that road to divert the run off to the ditch.
- Mitchell's work at the pool has a couple of issues where grass has poked through the asphalt and I have contacted him to take another look to see if it is going to cause problems or if it is an easy fix.
- We need to consider once the cul-de-sacs are complete in two years starting to resurface the entire Cashmere as it is the worst of our main roads.
  - Angus Court \$14820
  - Bucks Court \$8930
  - Essex Ct \$7790
  - Darwin Ct \$11400
  - Picadilly Ct \$ 7600
  - Thames Ct \$3800
  - Oxan Ct 14400
  - Spyglass Ct \$9500

Grand total for the cul-de-sacs not off Cashmere is \$78,240

- The property behind the pool commons have a drainage ditch that was put in place by a prior Roads and Grounds Chair. The locations of property lines were not considered and the drainage was put on property that was not the POAs. Therefore I am getting quotes to move the drainage to our property. This needs to be done because it looks like they are going to build on one of the properties and the other has already asked us to move it.
- Yard of the month was awarded to Pat and Stacy See at 718 Darwin Court. They have really worked hard and everyday they have made improvements. Go by and take a look. The \$50 VISA card was presented and the YOM POA flag was placed for all to see.
- After driving around to find the yard of the month, I found that the Cul-de-sacs are a mess. I had the Cul-de-sac undercut on Buck Court and it looks so good, I would like to undercut the rest of them. I think this is something we need to do to all the cul-de-sacs every year at least once to cut down on the amount of poison ivy and other invasive plants from taking over them. It will also improve the beauty of our community.

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

The Kentucky Derby was a success, even with the rain.  
Secured food trucks for the summer:

June Hop & Jae  
July Hop & Jae  
August Smokehouse Bistro

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

After canceling the July POA dinner, due to lack of host Paul Perks has stepped up to host the dinner. All months are covered through December.

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

The pool is open!

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

CTA:

1. Memorial Day Observance/Flag Ceremony 5/27 8:30am
2. Property Management Co. Options
3. Arm gate install proposal at main gate exit approved
4. Plan to go strictly with Gate Portal beginning 6/1 tabled indefinitely
5. Corporate Transparency Act

ByLaw/R&R Committee Review:

1. Wrapped up review of ByLaws. Most changes were grammar driven (Legal vs. Laymen).
2. Some recommendations for Bylaw revisions will be available for discussion for June meeting.

Welcome Committee April

Lee Murphy & Darla Caudell 722 Chelsea  
Thomas Esposito & Nicole Vought 780 Cashmere

## **Architectural (Adam Burns)**

**725 Piccadilly**

Initial lot cut and clearing, silt fence, biological(Porta potty), and entryway gravel installed for a new residential build. Will message the builder for new and updated timeline.

## **683 Chelsea Deck Addition**

RMR Construction began construction week of May 6 th on the new deck addition approved last month(April).

## **595 Chelsea Proposed Projects**

Owners have requested a visit and walk through for a couple of project's planned they would like to get approval for. Visit scheduled for upcoming weekend 5/11/24 to discuss; Patio Renovation and Garden Shed.

## **Architectural (Adam Burns)**

### **707 Essex Siding**

A siding contractor showed up unannounced May 7th and began installing siding on the unfinished derelict new residential build on Essex. I made contact with the General Contractor (T&C Construction) to find out full intentions. As of now only the siding is being installed to the pre approved type of material and color. Contractor submitted Certificate of Liability Insurance and is applying for a new building permit from the county. As of now siding contractors are still on the job site installing siding. Contracts and permits were emailed to me, so contractors may continue with installations.

### **566 Chelsea Retaining Wall**

Owners are asking for approval for a retaining wall to be erected in their front yard to aid in erosion control. Landscaping Contractor' plans state that the maximum height of the block wall is 36" and will be installed on the high side/left side if facing the front yard. Will schedule a meeting to walk through.

### **594 Chelsea Yard Appearance**

I received an email from a concerned neighbor about the unsightly appearance and condition of the homeowners yard. I have forward that email to our POA President for review and to determine if any action needs to be taken.

### **2024 Meeting Dates**

Jun 13<sup>th</sup> @ 7pm

Jul 11<sup>th</sup> @ 7pm

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)

George Orlovsky moved to adjourn the meeting. Steve Wisinski seconded the motion. The meeting was adjourned at 8:00 pm. Next meeting will be via Google Meet on June 13th, 2024 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA