

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
October 10, 2024**

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

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

President’s Report (Amelia Reible)

2024 Budget was reviewed.

2025 Proposed Budget was presented line-by-line by Committee Chairs as well as CTA/POA Assessment Amounts.

Steve Wisinski to submit the final proposed 2025 Budget for approval by BOD in email this weekend.

Secretary’s Report (Annie Moeller)

Thanks to George Orlovsky for finding replacement volunteers for positions of Secretary, Treasurer, & Recreation Vacancies. Still need BIOS for all candidates for annual mailing ballots. Need to approve Budgets and 2025 Annual Assessments at tonight’s meeting!

Political Sign Law: The General Assembly of North Carolina passed Senate Bill 315 in August of 2011 that permits campaign signs in the right-of-way. Signs are permitted during the period beginning on the 30th day before the beginning date of "one-stop" early voting and ending the 10th day after the primary or election day. (There is early voting in effect for primaries as well as the general election in November. The early voting for the primary election begins on February 15 so the signs would be allowed from 30 days prior to that until 10 days after the election which would be March 15.) No campaign sign should exceed six square feet in area or 42" in height. (This is in regards to a sign for your personal property.)

Treasurer’s Report (Steve Wisinski)

WOODMERE TRENTWOOD PROPERTY OWNERS’ ASSOCIATION

BANK BALANCES

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

July Balance Transaction August Balance

Checking Account \$160,154.35

Debits 28,868.76

Credits (0) \$131,285.59

Money Market \$70,716.32

Interest (2.90)

\$70,719.22

Road Reserve Fund (RRF) \$2,971.31

Interest (0.12)

\$2,971.43

Goldman Sachs \$248,285.51

Interest (978.13)

\$249,263.64

POA Bank Total \$454,239.88

Payments

Vendor invoices paid in the month totaled \$28,868.76 which included \$26,021.25 to Do North Resurfacing

for the tennis courts, \$99.00 to Intuit for accounting software, \$1,885.69 to ADS for security

Treasurer's Report (Steve Wisinski-continued)

modifications, and \$862.82 for utilities.

50/50

\$50.00 was collected for 50/50 for the month of September. The total collected in 2024 for 50/50 is \$795.00.

Annual Dues

Due's payments deposited this month were \$0.00. Year to date dues payments of \$196,157.43 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

VP Notes (George Orlovsky)

Dog nuisance noise complaints/ discussion -Neighbors might contact the Dog owner first, then POA Board can recommend or offer solutions to the dog owner to curb barking.

By-Law Changes/Updates need to be added to the Annual Mailing Ballots sent out this November. Changes include: 1.Short-Term Rentals, 2. Quarterly POA Meetings, 4. Residential Parking of Four Vehicles, & 4. Playground Installation approval.

Committee Reports:

Roads and Grounds (John Fields)

- The Culvert at 11th Fairway is getting unclogged the week of Oct 14t
- Stick pick up is scheduled for the week of the Oct 14th as well
- The Cul-de-sacs were all cleared and mowed during the month of Sept
- Currently getting a quote to fill the cracks and repair root damage to all cul-de-sacs asphalt during Jan or Feb.
- Scheduling a leaf pick up for week of Dec 2nd

Recreation/Social (Sonya Fields)

Volunteers needed to Host POA monthly Dinners

Recreation Notes: (Joel Kelly & Steve Uribe)

The last day the pool will be open is 5 October. New Fence will be installed October 7th. Discussion on Possible Playground Installation between Pool & Tennis Courts.

CTA Meeting Report: (Ben Perez)

Find CTA minutes on either link below:

[EPKxkcgawTtfZQk1.pdf \(carolina trace.org\)](#)

www.carolinatrace.org

Architectural (Adam Burns)

- 734 Chelsea Enclosure

Homeowners inquired on the steps to replacing screened windows of unheated room with sliding glass windows, possibly converting to heated space. This wouldn't require changing the footprint. Sent Architectural Guidelines and Request for Construction documents and offered guidance if they choose to move forward with the project

- 609 Cashmere Fence Inquiry

Realtor of prospective home buyers inquired on the installation of a 4' fence. Sent Architectural Guidelines and R&R's. Explained setback rules and advised someone to measure setbacks to see if a fence is possible.

- 715 Darwin Deck Conversion

Homeowners inquired on converting Their deck into a 3 season porch. Offered to meet and discuss the Architectural Guidelines and Approval Process. Homeowners have decided to wait and will contact when ready to proceed.

- 660 Chelsea Un Approved Fence Installation

Received message from concerned neighbor about a fence installation. Made contact with homeowners and explained the Approval Process. Homeowners complied and fence installation setback measurements, material, and color meet Architectural Guidelines. Architectural Committee Approved with proper paperwork.

- 598 Chelsea Fence Inquiry

Homeowners inquired about the Approval Process for installing a fence on their lot. Sent Architectural Guidelines, R&R's, and Request for Construction documents And offered guidance on navigating through the process.

- 594 Chelsea Addition Update

Received message from Engineer about plans he received. Site plans are missing grading plan, erosion control, site drawing showing both parcels, location of structures, drainage, additional pavement or sidewalks, etc. Informed builder of the missing documents and attached the new construction checklist for their reference again.

- 751 Saint Andrew's Loop

Homeowner stated to have 6 cedar trees on the boundary of their property which have started to lean towards their home, with the seventh tree already hitting their roof. Inquired on Process to remove the trees that pose a danger. Informed homeowners no Approval needed for trees that pose a danger to their home.


- 735 Chelsea Gutter Installation and Exterior Paint Color Change

Homeowners sent in Request for Construction to replace existing gutters with new and also a color change. Architectural Committee Approved documents.

Architectural (Adam Burns- continued)

- 737 Oxon Un Approved Fire Pit

And unapproved fire pit and sidewalk was installed without any notice to Architectural Committee. As of this report no contact has been made to the homeowner to discuss. Build appears to meet standards. We need paperwork submitted and verification for our records.

 2025 10/28 Approved Budget Final.xlsx

2024 Meeting Dates

Nov 14th @ 7pm

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

Joel Kelly moved to adjourn the meeting. Steve Wisinski seconded the motion.

The meeting was adjourned at 8:45 pm. Next meeting will be November 14th, 2024 @ 7pm.

Respectfully submitted, Annie Moeller, Secretary WTPOA