

WOODMERE-TRENTWOOD PROPERTY OWNERS ASSOCIATION, INC.

616A Chelsea Drive Sanford, NC 27332

ANNUAL MEETING MINUTES

2020 ANNUAL MEETING OF PROPERTY OWNERS

The Annual Meeting of the Woodmere-Trentwood Property Owners Association, Inc., was held at **7:00 PM on December 2nd, 2020**, via ZOOM due to COVID.

The Agenda for the meeting was led by the current President of the POA, Scott Erickson. We had hoped to meet in person but it was just impossible under certain circumstances.

Scott Erickson prepared and showed a slide presentation covering the following topics:

- Approval of 2019 Annual Meeting Minutes moved by Oscar Roberto, 2nd by Dick Philbin, none opposed.
- Introduction of 2020 Board Members and Volunteers:

Jim Boone--Wtrandgpoa@gmail.com

Jaime Bowen--wtarchitecturalchairpoa@gmail.com

Bob Dykeman--wtvppoa@gmail.com

Scott Erickson--wtpresidentpoa@gmail.com

Karen Kennedy--wtsocialpoa@gmail.com

Sara Napier--wttreasurerpoa@gmail.com

Bernadette Russell--wtsecretarypoa@gmail.com

Karen Scheidegger--wtrecreationchair2poa@gmail.com

Casey Stewart--wtrecreationchair1poa@gmail.com

Goals and Accomplishment

Communication - maintain an informed community through website and print materials

- www.woodmere-trentwood.com
- Bi-annual Newswire
- Email blasts
- Published minutes on website
- Woodmere-Trentwood Facebook Page
- Sandwich Board at our entrance

Recreation - preserve and maintain facilities for residents to enjoy outdoor activities

- Created Pool protocol for use during Covid restrictions

Social and Welfare - provide residents with opportunities to build a spirit of community

- All new residents were greeted in a timely manner

- C.A.R.E. coordinators provided aid to neighbors when needed
- We had limited social events during the Covid restrictions

Architectural

- Processed Requests for Construction Approval
- In coordination with Roads and Grounds, conducted inventory of all POA roadside ditches and survey of drainage conditions.
- Analysis of needed maintenance work, determination of priorities, and estimate of cost is still ongoing

Financial – All 235 lots (175 improved lots and 60 unimproved lots) paid their dues

Roads and Grounds Update

Cashmere Bridge – Completed Culvert Repair

Speed Limit --- Blast, Signs, Speed Bumps

Spring and Fall Clean-Ups – Thank You

CTA - Maintain the POA representative at the CTA level

- North Gate Open
- Carolina Trace Governance, different organizations listed below
 - POA/CTA/CTCC
 -

CTA 2021 Budget

- No increase in CTA assessments; amounts remain
 - \$375 per improved lot
 - \$125 per unimproved lot

CTA and POA Assessments

2020 IMPROVED LOTS		2021 IMPROVED LOTS	
CTA Assessment	\$375	CTA Assessment	\$375
WT Assessment	\$545	WT Assessment	\$545
Total	\$920	Total	\$920
2020 UNIMPROVED LOTS		2021 UNIMPROVED LOTS	
CTA Assessment	\$125	CTA Assessment	\$125
WT Assessment	\$250	WT Assessment	\$302.50
Total	\$375	Total	\$427.50

• **Current 2020 Financial Status**

Bank Balances on 10/31/20 (will be updated)

Checking	\$ 4,433.62
Money Market	\$94,640.55
Road Reserve Fund	\$55,919.32
Total	\$154,993.49

- **2021 Budget**

Woodmere-Trentwood 2021 Budget

	2020 Projected	2021 Budget
Income		
Assessments	\$182,410	\$186,650
Other	2,190	2,700
Total	\$184,600	\$189,350
Expense		
CTA	72,500	73,000
Administration, Social & Other	6,830	6,930
Entrance & Recreation	15,670	15,815
Roads & Common Areas	35,600	37,900
General Reserve	11,500	10,705
Road Reserve	42,500	45,000
Total	\$184,600	\$189,350
NET INCOME	\$0	\$0

- **New Residents:**

Thomas Arpante & Kelley Simpson
 Miles and Morgan Bender
 Brantley Blanchard Jr & Lindsey Davis
 Charlie and Kim Brown
 Brad and Paige Burgess
 Mallory and Joshua Dixon
 Dennis and Kimberly Edwards
 Ben and Traci Hale
 James and Dawn Harter
 Glynis and Gregg Kennedy
 Raymond (Mike) and Randi Klein
 Jeffery and Dolores Lind
 Obniel and Yolanda Morrell
 Bob Morris and Becky Pennell
 Ralph Phillips & Angela Horcher
 Jim Monaghan
 Gary and Lauren Taylor
 Adam and Stevi Webb
 Joe and Joyce Wirsing
 Jim Rumbold and fiancé, Dana
 Tanner Ellison and Mikalah Newman

- **In Remembrance:**

Neil MacLeod (9/13/2020)
 Dick McNamara (10/4/2020- Ft. Myer, FL)

Peggy Connelly (10/10/2020)

Walt Swanson (10/18/2020)

George Jenkins (10/22/2020)

- **Ballot Results**

Board member ballot results are below.

1. Change for Assess improved lots – 93 Yes/ 17 No
2. New Construction and additions fee – 98 Yes/ 9 No

There were three new members voted onto the 2021 Board of Directors. Ballot results were counted by the Hoover's.

Their term begins on January 1, 2021 and last 3 years.

They are:

Ben Hale – Treasurer

95 Yes/ 5 No

Ben Perez – Recreation

106 Yes/ 0 No

Nancy Pawloski – Social Committee

97 Yes/ 4 No

We say farewell to three Board Members, who have completed their term on the Board. On behalf of us all I wish to thank each of them for their dedication and support of our POA.

Scott Erickson

Karen Kennedy

Sara Napier

- Thank you
- Open -- Question & Answer

Why do we pay for repairs at Gate?

The Gates come from the funds of the CTA, to which we contribute.

Why are the people that breaks the gate aren't held responsible for the damage?

If they are caught, they are held responsible.

The meeting was well attended with approximately 50 homeowners viewing via Zoom led by Casey Stewart.

The Annual Meeting was adjourned at

Respectfully submitted,

Bernadette Russell

Secretary

Woodmere-Trentwood POA