

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
January 15, 2020**

**Directors Present:** Scott Erickson, Karen Kennedy, Sara Napier, Bob Dykeman, Bernadette Russell, Jamie Bowen, Karen Scheidegger, Rod Winther, Casey Stewart

The meeting was called to order at 7:00 PM by President, Scott Ericson, at the Carolina Trace Country Club. Minutes of the December 2019 Board Meeting were approved by email in December.

New members were welcomed.

Rod Winther makes a motion, 2<sup>nd</sup> by Karen Scheidegger to nominate Scott Ericson as President, Bob Dykeman as vice president, Bernadette Russell as Secretary and Sarah Napier as Treasurer to the board as officers for an additional year. The motion was passed.

**Committee Reports:**

**Treasurer's Report** (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
December, 2019

**BANK BALANCES**

At the end of December 2019, the POA accounts at First Bank had the following balances:

	<u>Nov. Balance</u>	<u>Transactions</u>	<u>December Balance</u>
<b>Checking Account</b>	<b>\$ 3,056.28</b>		
Obligations paid		(572.90)	
WTPOA 50/50		113.00	
			<b>\$2,596.38</b>
<b>Money Market</b>	<b>\$94,648.33</b>		
Interest		7.92	
Transfer from M.M. to Road Reserve		(42,500.00)	
			<b>\$52,156.25</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$55,923.92</b>		
Interest		4.87	
Transfer from M.M. to Road Reserve		42,500.00	
			<b><u>\$98,428.79</u></b>
<b>POA Bank Total</b>			<b>\$153,181.42</b>

**Payments**

Vendor invoices paid in the month totaled \$572.90 which includes \$281.92 for materials for marking pins and signs and balance for electric, water and telephone bills.

**50/50**

September 50/50 was \$113.00. Year to date the income from 50/50 is \$1,044.00.

**Annual Due**

Dues payments deposited this month were \$00.00. Year to date dues payments of \$180,296.40 have been deposited.

### **Budget**

Income in the budget for the year is \$180,905.00 versus actual income of \$189,932.98. Total expenses year to date are \$137,181.39 leaving net income of \$52,751.59.

### **Reserves**

The **Road Reserve Fund** (funded and held as a separate account) is for the maintenance and repair of our roads. The Road Reserve had \$55,872.75 as of December 31, 2018, adding in 2019 interest plus 2019 contribution of \$42,500.00 gives a balance of \$98,428.79 as of December 31, 2019.

**ROAD RESERVE TOTAL IS: \$98,428.79.**

The **General Reserve** was created from all past net income and can be used for any project. We can draw on the reserve for projects postponed from previous years, (held in our Money Market Acct).

The General Reserve was \$37,604.77 as of December 31, 2018. Adding the 2019 contribution to the General Reserve brings the total to \$54,752.63 as of December 31, 2019. This amount is seen in the bank account balances, in the report above, by adding the \$52,156.25 in the Money Market account and the \$2,596.38 in the Checking account for a total of \$54,752.63.

**GENERAL RESERVE TOTAL IS: 54,752.63.**

**Sara Napier, Treasurer 2019**

Discussion regarding the charge for processing fee when properties are sold. Sarah wants to do some research before deciding whether to charge this fee or not.

### **Secretary's Report** *(Bernadette Russell)*

The up-dated winter directories are printed. They will be distributed on Monday, January 20<sup>th</sup>.

### **Roads and Grounds** *(Rod Winther)*

Met with Paul Perks to get all the files regarding roads and so on.

Committee is John Conglin, Tom Brennan, Neil Heflen, Bill Elliott, Steve Sohinki and Dennis Barrick to help with the smooth running of the community.

Projects: \$2500 project approved over by Piccadilly Court. \$14,500 to excavate ditch from culvert around the pool area. This project may impact 609 Cashmere home. There is on-going communication with the homeowner.

### **Recreation** *(Karen and Casey)*

Bob Dykeman will instruct the two new board members on how and what to do to manage the pool.

### **Social Care and Welcome** *(Karen Kennedy)*

#### **Social:**

The Christmas POA Dinner was wonderful. Henry and I hosted and were helped by Andrea and Terry Schock. Kay Heflin led the blessing. Leslie Orlofsky orchestrated the 12 days of Christmas and fun was had by all. Before the dinner we had our annual POA meeting. Scott Erickson did a great job explaining the small increase on our POA dues.

Welcome: New neighbors moved into Drusy Schaffer's house. Jim Monahan moved into Hvartin's house. Leslie had not received the gate report for December as of this writing so had no further news. She complained about the gate reports being so late.

Karen has purposed having dinners quarterly at her home to invite new neighbors and board members. She was encouraged to try one. The food will be paid for by the POA finances. Suggestions regarding the children's exclusion from the POA dinners. Ideas regarding babysitting during the dinners a couple times a year.

**CARE:**

A neighbor in Jerri Hey's group had shoulder replacement surgery (669 Chelsea) She has family and friends here so is being well cared for. They were very appreciative for the kindness of neighbors.

**JANUARY WELCOME COMMITTEE REPORT**

The December Gate Report listed two new resident families, Charles & Kim Brown, who moved into 677 Chelsea on December 6 and Joshua & Mallory Dixon, who moved into 663 Chelsea on December 17. We delivered Welcome letters to their boxes and at the time of this report have not yet heard from them. I have also been advised that a gentleman bought and moved into 728 Piccadilly sometime during January, but since he would be listed on the January report, which I receive in February, I have no further information. Nevertheless, I did deliver a welcome letter to him and hope to hear from him in the next week or two.

We have not heard from the Aton's (579 Broadmoor), who moved in at the end of October, so I will try giving them a call. If there is no response, we will leave a Welcome Packet for them and include a note card with a personal message asking them to please fill out and return the information sheet so that they can receive POA news, invitations and important Email Blasts.

As part of this report I would like to point out that we are not made aware of new residents until we receive the gate report from CTA for the previous month. This is often not sent out until the second week of the month. I suggest that we periodically send out an email blast asking residents to call or email me to make us aware of any new neighbors that have moved in recently.

Respectfully submitted,

*Leslie Orlousky*

**Architectural** (Jamie Bowen)

**Old Business**

660 Chelsea – Certificate of Occupancy has been received.

599 Chelsea – regarding the un-approved driveway and subsequent issues with homeowner.  
Ongoing.

**New Business**

686 Chelsea has submitted for the drainage repair work around their home for approval. I have met with them and approved the proposed work.

675 Chelsea has submitted to replace their existing painted wood siding with vinyl siding, color of which closely matches the existing siding color.

618 Chelsea is looking at potentially building a home. I have sent them the links to the architectural standards and construction approval form. I have not heard from them since I replied to their email.

579 Broadmoor contacted me regarding building a fence in their backyard. I sent them a link to the Architectural Guidelines which shows a typical example of the fence and link to the Request for Construction Approval Form. I have not heard from them since I replied to their email.

**CTA Report** (Bob Dykeman)

Karen Kennedy-- alternate  
Oscar Roberto – alternate

Talked about North Gate with overweight trucks with security approval. A fence to attempt to control the geese was discussed. The fence is to be 1 foot high, over by the corner to be where the geese tend to congregate may be constructed. Floating swans (artificial) were suggested to help control the geese. Concern about children walking on the road around or near the North Gate exit in the morning as a danger.

**New Business**

Scott encourages board members to recruit people to be on the board or to work on a committee. The demographics have changed to a younger population so there needs to be representation.

All new board members have been assigned a mentor. Email accounts:

All new positions are required to have a POA email following this basic order.

wt<<title>><a href="mailto:poa@gmail.com">poa@gmail.com

Board will meet February 12<sup>th</sup> at 5:00 PM to review 2019 objectives and create 2020 objectives to be followed by the monthly POA meeting at 7.

Requirements to people with unimproved lots—discussing the leaf pickup. Many of the leaves are being blown onto empty properties which is not ideal.

Discussion about how cleaning of the empty lots – what is the expectation and allowable appearance?

Bob points out that some of the responsibility for these unimproved lots are the POA's responsibility because dues are paid.

Annual dues do not cover any repair or maintenance of any private lot. The POA does not have any responsibility for any private lot.

Leaves should not be blown onto these unimproved lots.

Suggested we meet with the leaf removal vendor (Bobby Branch) to cover expectations.

Rod, Bob and Mike Stewart will meet to work on this issue.

A suggestion is made to increase the dues for the owners of the unimproved lots to ensure the culverts and yards are kept clean by us.

Branch pick up--price per truck will increase next year (increase of \$50/truck).

### **Old Business**

616 Chelsea—firepit and shed is partially on Community property. This has been resolved to the satisfaction of all parties involved. Basically, when the house is sold the shed and firepit must be moved off POA property. This is an addendum to their property. The homeowners also must provide proof of insurance on this shed and firepit. The treasurer will manage the proof of insurance and file it with the secretary. If that information is not forthcoming Scott would like to assign the treasurer and Jamie to get that information. The first proof of insurance is required by the end of January.

Motion to adjourn was made by Karen and seconded by Rod. Meeting was adjourned at 8:55 pm.

The next regular meeting will be on February 12, 2020 at 7:00 pm.

Respectfully submitted

Bernadette Russell

Secretary, W-T POA Board of Directors

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
February 11, 2020**

**Directors Present:** Scott Ericson, Karen Kennedy, Sara Napier, Bob Dykeman, Bernadette Russell, Karen Scheidegger, Casey Stewart, Rod Winther

**Absent:** Jamie Bowen

The meeting was called to order at 7:20 PM by President, Scott Ericson, at the Carolina Trace Country Club. Minutes of the January 2020 Board Meeting were approved via email.

**Treasurer's Report** (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
January, 2020

**BANK BALANCES**

At the end of January 2020, the POA accounts at First Bank had the following balances:

	<u>Dec. Balance</u>	<u>Transactions</u>	<u>January Balance</u>
<b>Checking Account</b>	<b>\$ 2,596.38</b>		
Obligations paid		(1,108.70)	
CTA Quarterly Dues		(18,250.00)	
Transfer to M.M. for General Reserve		(2,596.38)	
Returned dues check plus NSF charge		(927.00)	
WTPOA 50/50		75.00	
Sedgemoor		180.38	
Assessment		50,067.00	
			<b>\$30,036.68</b>
<b>Money Market</b>	<b>\$52,156.25</b>		
Interest		4.60	
Transfer from Checking to Money Market for the General Reserve		2,596.38	
			<b>\$54,757.23</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$98,428.79</b>		
Interest		8.34	
			<b><u>\$98,437.13</u></b>
		<b>POA Bank Total</b>	<b>\$183,231.04</b>

**Payments**

Vendor invoices paid in the month totaled \$1,108.70 which includes ballot supplies, printing, landscaping entrance, electric, water and telephone.

**50/50**

January 50/50 was \$75.00. Year to date the income from 50/50 is \$75.00.

**Annual Due**

Dues payments deposited this month were \$50,067.00. Year to date dues payments of \$50,067.00 have been deposited.

**Budget**

Income in the budget for the year is \$184,600.00 versus actual income of \$50,335.32. Total expenses year to date are \$20,285.70 leaving net income of \$30,049.62.

**Reserves**

The **Road Reserve Fund** (funded and held as a separate account) is for the maintenance and repair of our roads. The Road Reserve had \$55,872.75 as of December 31, 2018, adding in 2019 interest plus 2019 contribution of \$42,500.00 gives a balance of \$98,428.79 as of December 31, 2019.

**ROAD RESERVE TOTAL IS: \$98,428.79.**

The **General Reserve** was created from all past net income and can be used for any project. We can draw on the reserve for projects postponed from previous years, (held in our Money Market Acct).

The General Reserve was \$37,604.77 as of December 31, 2018. Adding the 2019 contribution to the General Reserve brings the total to \$54,752.63 as of December 31, 2019.

**GENERAL RESERVE TOTAL IS: 54,752.63.**

**Sara Napier, Treasurer 2019**

Insurance policy for Deed of Easement has not been received. Rod Winther and Sara Napier will go to visit the resident in question. The Architectural committee is called on to resolve the situation with Lot 599. Bob will meet with Bill Elliott and then arrange a time to meet with the owners.

We will not charge processing/transfer fees for home sales in our community. The equality of improved lot and unimproved lot fees. We now charge unimproved lots 40% of what improved lots are charged. To bring the dues for unimproved lots more equitable, we will increase it from 40% to 75% over the next 6 years. For the next 6 years it will increase \$52.50 per year on unimproved lots.

**Committee Reports:**

**Secretary's Report** *(Bernadette Russell)*

The directory did not appeal to everyone. The database will be updated, and discussion of a digital directory was discussed and temporarily tabled.

**Roads and Grounds** *(Rod Winther)*

Went to pool with Bob Dykeman. Consideration of a concrete pad and shed behind the pavilion to be used for pool storage. The shed by the tennis court is full of pool paraphernalia. The intention is to use the new shed for holiday storage and additional items.

**Recreation** *(Karen and Casey)*

Met with Bob Dykeman to pass all information and keys for next season.

**Social Care and Welcome** (Karen Kennedy)

January, 2020

**SOCIAL Report**

The January POA dinner was small this year but very nice. It was hosted by Scott and Elaine Erickson and assisted by Sara and Tom Napier.

After meeting with the Pepsi, Coke and Printing companies regarding our banner I have found out that we will not be able to get a free banner. The banner from Jones Printing Company is as follows and I think would have a good long life.

3x10

4 color one sided UV ink

Material 15 mil Serim Vinyl Banner (no tear and waterproof)

#2 brass grommets every 2 feet for hanging

COST: \$150.00

WOODMERE/TRENTWOOD

POOL PARTY

OCCASION: (VELCRO INSERTS) KENTUCKY DERBY, BIRTHDAY PARTY

It was brought to my attention that Irene Garver who lives with Jeanne Stanley and Ron Chin at 645 Chelsea will be turning 100 years old in March 2020. After investigation I found out that she is treating her family to a cruise so will not be available at the POA dinner.

**CARE Report**

A neighbor in Marsha Davis's group had hip surgery recently (570 Broadmoor). Marsha has coordinated meals with the neighbors to be provided for a week. Thankfully no other medical emergencies have been reported in January.

**WELCOME REPORT**

Leslie and George met with Charlie and Kim Brown at 677 Chelsea Drive. Kim still works in Florida and Charlie travels there often to be with her. They are looking forward to participating in POA activities. They called on Joshua and Mallory Dixon at 663 Chelsea Drive. They are still settling in and will call us. They delivered letters to 728 Piccadilly Circle and to 660 Chelsea Drive and when they receive the gate report will follow up with a visit.

In January Leslie updated all the new resident folders.

Leslie contacted Courtney Chrisco, new membership director at the club and she provided new info on club memberships.

They also added new information about CTA to the welcome folders so that new residents have a better understanding of CTA's responsibilities regarding the POA's.

Leslie and George would like to suggest that periodically send out an email blast to encourage residents to call Leslie and George about new neighbors that have moved in.

**Architectural** (Jamie Bowen)

No Report

### **CTA Report (Bob)**

1. Report all North gate issues to Security
2. Back Gate 1<sup>st</sup> violation Warning, 2<sup>nd</sup> violation, suspension, 3<sup>rd</sup> violation 1-year suspension
3. Same to be for back gate parking
4. Looking for IT person living in Trace to manage this
5. Nu Pipe to do culvert repair.
6. Propose turnaround on each side of lake for POA's that don't allow trucks—conflict with postal pickups.
7. Town Hall meeting water service at club house March 18<sup>th</sup>—100 total seats
8. Pancake dinner fire department Feb 15 and budget review March 10<sup>th</sup>.

### **New Business**

Property 660 is a new build. A board member should meet with new resident to address their questions regarding the drainage and ditch in front of the home. Bob Dykeman has reviewed the property and will meet with the owners. Rod Winther will accompany Bob. Annual informal financial review due by April 2020. The board approves board volunteer activities for the next month.

### **Old Business**

599 Chelsea – regarding the un-approved driveway and subsequent issues with homeowner. Ongoing.  
616 Chelsea—need proof of insurance

Discussion regarding the relining of the culverts and bridge situation. Task force was created to resolve the problem with the Cashmere Bridge—should there be a 2<sup>nd</sup> egress? This is a complicated issue and needs to be evaluated and considered carefully by experts. We need to achieve a reasonable solution in the next 9 months.

Motion to adjourn was made and seconded. Meeting was adjourned at 8:24 pm.

The next regular meeting will be on March 11th, 2020 at 7:00 pm.

Respectfully submitted

Bernadette Russell  
Secretary, W-T POA Board of Directors

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
March 11th, 2020**

**Directors Present:** Scott Erickson, Karen Kennedy, Sara Napier, Bob Dykeman, Bernadette Russell, Jamie Bowen, Casey Stewart

**Absent:** Rod Winther, Karen Scheidegger

The meeting was called to order at 7:14 PM by President, Scott Erickson, at the Carolina Trace Country Club. Minutes of the February 2020 Board Meeting were approved online prior to the meeting.

**Treasurer's Report** (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
February, 2020

**BANK BALANCES**

At the end of February 2020, the POA accounts at First Bank had the following balances:

	<u>Jan Balance</u>	<u>Transactions</u>	<u>February Balance</u>
<b>Checking Account</b>	<b>\$30,036.68</b>		
Obligations paid		(1,538.80)	
Transfer to Money Market		(50,000.00)	
WTPOA 50/50		73.00	
Assessment		82,735.00	
			<b>\$61,305.88</b>
<b>Money Market</b>	<b>\$54,757.23</b>		
Interest		4.61	
Transfer from Checking to Money Market		50,000.00	
			<b>\$104,761.84</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$98,437.13</b>		
Interest		7.80	
			<b><u>\$98,444.93</u></b>
		<b>POA Bank Total</b>	<b>\$264,512.65</b>

**Payments**

Vendor invoices paid in the month totaled \$1,538.80 which includes fall clean up, electric, water and telephone.

**50/50**

January 50/50 was \$73.00. Year to date the income from 50/50 is \$148.00.

**Annual Due**

Dues payments deposited this month were \$82,735.00. Year to date dues payments of \$132,802.00 have been deposited.

**Budget**

Income in the budget for the year is \$184,600.00 versus actual income of \$133,155.73. Total expenses year to date are \$21,824.50 leaving net income of \$111,331. 23

**Reserves**

The **Road Reserve Fund** (funded and held as a separate account) is for the maintenance and repair of our roads. The Road Reserve had \$55,872.75 as of December 31, 2018, adding in 2019 interest plus 2019 contribution of \$42,500.00 gives a balance of \$98,428.79 as of December 31, 2019.

**ROAD RESERVE TOTAL IS: \$98,428.79.**

The **General Reserve** was created from all past net income and can be used for any project. We can draw on the reserve for projects postponed from previous years, (held in our Money Market Acct).

The General Reserve was \$37,604.77 as of December 31, 2018. Adding the 2019 contribution to the General Reserve brings the total to \$54,752.63 as of December 31, 2019.

**GENERAL RESERVE TOTAL IS: 54,752.63.**

**Sara Napier, Treasurer 2020**

Only 16 lots have not paid their dues to date.  
Insurance bill is in and will be paid presently.  
Lot 616 Insurance should be verified shortly per Sara.

## **Committee Reports:**

### **Secretary's Report** *(Bernadette Russell)*

The 2019 completed tasks goal report and the 2020 Planning Report have both been sent to Oscar to publish on the website. A hard copy has been brought for each board member. I will begin next week to upgrade the resident data file.

### **Roads and Grounds** *(Rod Winther)*

1. Bob Dykeman and I cleaned out the culverts on Cashmere...and then chipped the remainder. Definitely a two-man team....many thanks to him!

2. POA Spring cleanup is scheduled:

Saturday, April 11....community cleanup of branches and twigs begins at 8:30 am  
(Rain date is Monday, April 13)

Monday 13- Wednesday 15 is pick up by Bobbie Branch.

The board is approving the use of volunteers to this end.

That is all I have from here....best to you all.

Rod

Scott mentioned Bob and Rod for cleaning up all the areas of the debris after the rainstorms— it was a significant amount of work and the community appreciates them. Bob felt it was time to remind the club that much of the debris is run off from the club and therefore we would like to reinstitute the agreement with had for the club to manage the debris that flows into our POA.

**Recreation** (Karen S and Casey)

**OLD BUSINESS**

Bob, Karen, and Casey met to review recreation Chair documents, projects/plans & dates, keys, etc.

- \*Box of pool bracelets with community lists
- \*Keys and annual steps/process for pool area open/close
- \*tennis and pickle ball area past cleaning the future needs.

**NEW BUSINESS**

Karen and Casey plans to connect prior to April board meeting to review recreation chair needs

- \*pool opening
- \*current and immediate future projects
- \*prioritization of identified topics from 2020 planning meeting

**Social Care and Welcome** (Karen Kennedy)

**Social Report for  
February 2020**

The February POA dinner was hosted by Dennis Barrack/Bernadette Russell and Terry and Andrea Schock. Unfortunately, the turnout was disappointing. I am going to do up a handout and distribute it to the homes in W-T hoping to will people to come to the dinners. The food is greatly improved at the club and the atmosphere is certainly lovely. The hosts are trying to keep costs down. So, stay tuned.

1. I have ordered our new banner for our Pool Parties', Birthday Parties and Kentucky Derby. On that note, the Kentucky Derby plans are going well, and Henry and I will be distributing the announcement next week.

**C.A.R.E. February 2020 Report**

March 9, 2019

Penny Elliott has been coordinating meals and transportation for a neighbor in Marsha Davis's area while she has been out of town. Also, outside of the area, close neighbors and friends have been helping too. It is expected that he will be able to drive this week and they will be not needing any more assistance.

A neighbor in Jerri Hey's area had neck surgery. They were grateful for the offer for help but declined since her husband and sister were there to help in her recovery. I did hear that close neighbors and friends did provide several meals. The surgery was successful, and she is expected to have a full recovery.

Coordinator Kay Heflin has given notice that they will be moving in the coming months. I am presently trying to recruit someone for her area. Two years ago, without hesitation, Kay

volunteered to be a coordinator when there was a vacancy. Over the years, both Kay and Neal have served the WT neighborhood as Board Directors to include being presidents. They will be greatly missed by all of us!

### **Welcome Committee Report for February 2020**

Leslie and George met with Brad and Paige Burgess at 660 Chelsea Drive. Bob Morris emailed asking for info about the spring cleanup and Scott Erickson helped with info to him.

#### **Architectural** *(Jamie Bowen)*

##### **Architectural OLD BUSINESS**

- 599 Cashmere – I have not yet been able to visit with the homeowner. I sent him an email request to meet and have not yet received a response from him. It is my recommendation that a certified letter be sent to the home owner stating that ‘if repairs aren’t made within one month of the postage date of the letter, that the POA will begin procedures per the R&Rs to appoint a panel for a hearing to begin imposing fines for non-compliance of the R&Rs’.

Scott suggested hiring Diane Kennedy as a consultant to resolve some of things that we need accomplished. Various board members pushed back to the idea due to the expense that we will incur, which most likely would be in the thousands of dollars.

Group decided that a board member will draft a letter to the owner lining out our rules and the consequences of disregarding those rules. The POA lawyer will send the letter after review. A deadline will be set, and fines will be assessed if that date is not adhered to.

It was suggested that the residents should be sent a piece of the R and R, bylaws addressing one issue or another.

##### **Architectural NEW BUSINESS**

- 564 Chelsea has submitted for extending their side entry wood landing and patio area. I have met with them and approve the proposed work.

#### **CTA Report** *(Bob)*

1. Security issues are to be handled Kate Woods
2. Town Hall Caroline Water Meeting March 18<sup>th</sup>, 7 pm
3. Fire Department offers to come and talk to groups about fire safety.

4. 4/10/20 Nu Pipe to start culvert repair in Harbor Creek
5. Fired department Address signs (color) blue or green? Warren will put flyers in the residents' letter box's, so they know about the signs. Cost is \$20 uninstalled or \$25 installed. You must pick them up at the fire department. They are designed so emergency vehicles can easily locate your home.
6. Property insurance Gary Deck 888-838-4158 ex. 109 SFI Group has drawn up the charges for each POA. This insurance covers all common/leisure land for each POA.
7. CAI Law Day, March 13<sup>th</sup>. Community Associations institute gathering with various seminars. Oscar Roberto is going as the CTA secretary but is a Woodmere resident, so we have it covered. Karen made a motion that Bob goes to the meeting. All members agreed.

#### **OLD POA BUSINESS**

The culvert discussion continues. Bob is working on pulling a group together and has 60 days to deliver a report.

Workers comp insurance: Sara and Scott will meet with agent for clarity.

Lot 660- new home. Owner had questions regarding his culverts. Jamie went and talked with them. They don't really have a ditch. They needed clarity on what type of culvert/ditch they need. Jamie suggests stone baffles to prevent runoff into his neighbor's yard. Bobby Branch's groups accidentally removed the owners pine straw and is willing to replace it.

#### **NEW POA BUSINESS**

Unleashed pets are causing issues throughout the POA. Letters or emails have been written in the past. We have suggested that animal control be called. Casey questions whether they would come to Trace for simple dog issues.

Communication issues: a certain group feels they are left out due to use of email— sandwich board will be purchased and installed.

Motion to adjourn was made and seconded. Meeting was adjourned at 8:45 pm.

The next regular meeting will be on April 8th, 2020 at 7:00 pm.

Respectfully submitted

Bernadette Russell

Secretary, W-T POA Board of Directors

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
April 8th, 2020**

**Directors Present:** Scott Erickson, Karen Kennedy, Sara Napier, Bob Dykeman, Jamie Bowen, Casey Stewart, Rod Winther , Karen Scheidegger

**Absent:** Bernadette Russell

The meeting was called to order at 7:00 PM by President, Scott Erickson VIA ZOOM due to the pandemic. Minutes of the March 2020 Board Meeting were approved by online prior to the meeting.

**Treasurer's Report** (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
March, 2020

**BANK BALANCES**

At the end of March 2020, the POA accounts at First Bank had the following balances:

	<u>Feb Balance</u>	<u>Transactions</u>	<u>March Balance</u>
<b>Checking Account</b>	<b>\$61,305.88</b>		
Obligations paid		(4,650.05)	
Transfer to Money Market		(60,000.00)	
WTPOA 50/50		60.00	
Assessment		43,285.00	
			<b>\$40,000.83</b>
<b>Money Market</b>	<b>\$104,761.84</b>		
Interest		11.99	
Transfer from Checking to Money Market		60,000.00	
			<b>\$164,773.83</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$98,444.93</b>		
Interest		8.34	
			<b><u>\$98,453.27</u></b>
		<b>POA Bank Total</b>	<b>\$303,227.93</b>

**Payments**

Vendor invoices paid in the month totaled \$4,650.05 which includes \$3,000.00 leaf pick up for Bobby Branch, \$1,079.00 for Property Insurance, \$171.15 for Sidewalk Sandwich Board and electric, water and telephone.

**50/50**

February 50/50 was \$60.00. Year to date the income from 50/50 is \$208.00.

**Transfer**

\$60,000.00 was transferred from the checking account to the money market account.

**Annual Due**

Dues payments deposited this month were \$43,285.00. Year to date dues payments of \$176,087.00 have been deposited.

**Budget**

Income in the budget for the year is \$184,600.00 versus actual income of \$176,521.06. Total expenses year to date are \$26,474.55 leaving net income of \$150,046.51.

### Reserves

The **Road Reserve Fund** (funded and held as a separate account) is for the maintenance and repair of our roads. The Road Reserve had \$55,872.75 as of December 31, 2018, adding in 2019 interest plus 2019 contribution of \$42,500.00 gives a balance of \$98,428.79 as of December 31, 2019.

**ROAD RESERVE TOTAL IS: \$98,428.79.**

The **General Reserve** was created from all past net income and can be used for any project. We can draw on the reserve for projects postponed from previous years, (held in our Money Market Acct).

The General Reserve was \$37,604.77 as of December 31, 2018. Adding the 2019 contribution to the General Reserve brings the total to \$54,752.63 as of December 31, 2019.

**GENERAL RESERVE TOTAL IS: 54,752.63.**

Sara Napier, Treasurer 2020

### **Committee Reports:**

**Secretary's Report** (*Bernadette Russell*)

*No report*

**Roads and Grounds** (*Rod Winther*)

## **Roads & Grounds Monthly Report For April, 2020**

**By Rodney Winther, Chair**

### **IMMEDIATE PROJECTS**

#### **1. Community POA Clean-up Day**

Saturday, April 11 will be our Spring POA clean-up day. I've asked that everyone please meet at the pool at 9:00 am, where I will divide people up to various tasks, depending on how many people show up. Obviously with the Covid-19 virus in full force, this will have some impact on our turnout, but I am hopeful for at least a small group of hardy souls. The primary focus will be the common areas, such as the entrance and our various Cul-de-sacs.

#### **2. Branch/twig pick-up**

I have confirmed with Bobbie Branch that he will come into the POA to pick up us Individual piles of twigs, branches and shrubs beginning on Monday, April 13, and will continue until the job is finished. Individual lot/homeowners were notified to put out their twigs/branches by the side of the road, so that Bobby can pick them up.

#### **3. POA Mowing**

Terry Currin has once again been engaged to continue his mowing of our POA common areas...and he is doing it at the same price as last year. He has completed

mowing the pool area and the front entrance, and both areas look good

## **FUTURE PROJECTS**

### **1. Construction of a storage shed behind the POA pool pavilion**

With the coronavirus restrictions forcing everyone to stay at home, I feel now might be a good time to get started on the construction of this storage shed. We can really use the extra space for the storage of pool items and Christmas tree cutouts. We can't rely on the good graces of Gary McEntee anymore. A lot of the wood for walls is already there....and it would mean laying down a concrete pad, putting up the walls, a door and installing electric lights. Bob Dykeman has agreed to help me (or me assisting him). Tom Napier has mentioned that he would gladly help out when needed, plus we have some other people who will help.

Board approved moving forward with this without a vote because there are always monies earmarked for just this type of improvement. Cost estimate will be sent to Sara for final approval.

### **2. Cleaning out the wooded area next to the tennis courts and storage shed**

The POA owns this wooded area, and it would be great to clean it out of downed trees, branches, and debris. This would definitely be a job for a group of people over a chosen weekend.

And lastly, I want to thank everyone for their patience as I work through the various details brought on by the passing of my dad. I am the Executor/Personal Representative of his estate, and I am finding that the myriad details involving banking institutions, real estate transactions and paperwork never seem to end.

## **Recreation** *(Karen S and Casey)*

Woodmere-Trentwood P.O.A.

Recreation Report

April 8<sup>th</sup>, 2020

Old Business:

\*None

New Business:

\* Delay in pool clean-up, discussion if we need help or if a few can get work done

o Pool opening date

o Social distancing process, possible sign-up, signage, cleaning legalities, etc.

\*Charge for pool drainage (\$300), Main drain new covers (\$400)

o Meter read prior to pool drain and refill, potential to save on costs for pool fills from the sewer fees.

\*Pool Permit, Lee Co. Environment of Health (\$163)  
☒ Carolina Trash, Tony Fargoine  
☒ Fix It Plumbing (919-776-7870) -back flow preventer, etc.

**Social Care and Welcome** (Karen Kennedy)

SOCIAL, WELCOME AND CARE REPORT FOR MARCH 2020

SOCIAL: I purchased and installed our announcements sign up at the beginning of our POA. First announcement was the cancellation of our POA dinner for April. Then I removed that to announce the POA clean up and the twig pickup. Any announcements that you think should go on the board please feel free to contact me. If I can fit them on, I will be glad to include them.

I distributed April birthday cards to all the people that signed up for the April POA as we were not able to honor their birthdays. I signed all the cards "From the WT Board"

The Kentucky Derby has been postponed until the 1<sup>st</sup> Saturday in September. Depending on our thoughts I will commence working on that Mid July. We will have to see about that.

Respectfully submitted

Karen Kennedy

Social Chair CARE March 2020 Report

On March 16<sup>th</sup>, an email blast concerning the Corona virus and its impact on our community was sent out from the CARE committee. So far, I have not received any report of neighbors contracting the virus nor needing any help from the committee. We are extremely fortunate, and I am hopeful that the next 30 days will remain free of the virus for all our neighbors.

A neighbor in my area fell and broke her wrist. She is recovering at home with family from having surgery. She is doing well.

Fortunately, no other medical or emergency situations have been reported.

Respectfully submitted

Jerri Hey

CARE Chairman

**APRIL WELCOME COMMITTEE REPORT**

We had two new families move in during the month of March, Raymond (Mike) & Randi Klein at 751 St. Andrews Loop and Miles & Morgan Bender at 750 Turnberry Court. In accordance with the stay at home

order due to the Covid-19 pandemic, we have suspended any in-person visits with new residents. I have revised our welcome letter so that we can still reach out to newcomers, let them know we're aware that they've moved in, and offer any assistance in keeping them in touch with their new community and/or answering any questions. A copy of that letter is attached. Hopefully, we will not have to use it for too long.

We delivered a copy of the revised welcome letter to both new families and have already received a response from the Klein's. We will drop off a folder to them as soon as possible. Randi promised to return the information sheet right away. I also advised her of the POA cleanup scheduled for Saturday and included a copy of the email blast in their folder.

I received a response to my email to Gregg and Glynis Kennedy, the new owners of 683 Chelsea, along with a completed New Resident Information form. I have forwarded that email, with the attached form, to Bernadette so she can add them to our email list. They will be moving in on April 15.

**Architectural** (*Jamie Bowen*)

Lot 599 with driveway issue is on hold due to the homeowner's family illness.

Lot 665 requested to put up a 3-rail split fence around the back of the property.

Lot 786—there are 3 to 4 vacant properties that a builder hopes to purchase and build on. There is an abandoned house adjacent to these properties that is unsightly. The builder would like to install a privacy fence to block the view of this dilapidated home, but it would be on POA property. Discussion regarding ownership of the dilapidated home and possible solutions to the issue.

**CTA Report** (*Bob Dykeman*)

*No report*

**Old Business**

599 Chelsea – regarding the un-approved driveway and subsequent issues with homeowner. Ongoing.

Motion to adjourn was made and seconded. Meeting was adjourned at 8:22 pm.

The next regular meeting will be on May 13th, 2020 at 7:00 pm. Location to be determined.

Respectfully submitted

Bernadette Russell

Secretary, W-T POA Board of Directors

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
May 13th, 2020**

**Directors Present:** Scott Erickson, Sara Napier, Bob Dykeman, Bernadette Russell, Casey Stewart, Rod Winther , Karen Scheidegger, Karen Kennedy

**Absent:** Jamie Bowen

The meeting was called to order at 7:01 PM by President, Scott Erickson, via ZOOM due to COVID-19. Minutes of the April 2020 Board Meeting were approved online prior to the meeting.

**Treasurer's Report** (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
April, 2020

**BANK BALANCES**

At the end of April 2020, the POA accounts at First Bank had the following balances:

	<u>Mar Balance</u>	<u>Transactions</u>	<u>April Balance</u>
<b>Checking Account</b>	<b>\$40,000.83</b>		
Obligations paid		(18,607.42)	
Assessment		4,960.00	
Sedgemoor Sharing Entrance		367.42	
			<b>\$26,720.83</b>
<b>Money Market</b>	<b>\$164,773.83</b>		
Interest		13.51	
			<b>\$164,787.34</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$98,453.27</b>		
Interest		8.07	
			<b><u>\$98,461.34</u></b>
			<b>POA Bank Total</b>
			<b>\$289,969.51</b>

**Payments**

Vendor invoices paid in the month totaled \$18,607.42 which includes \$18,250.00 for 2<sup>nd</sup> Quarter CTA Dues, \$132.90 for our Webpage, and the balance to electric, water and telephone.

**50/50**

February 50/50 was \$60.00. Year to date the income from 50/50 is \$208.00. (NO 50/50 in March or April)

**Annual Due**

Dues payments deposited this month were \$4,960.00. Year to date dues payments of \$181,047.00 have been deposited.

**Budget**

Income in the budget for the year is \$184,600.00 versus actual income of \$181,870.06. Total expenses year to date are \$45,081.97 leaving net income of \$136,788.09.

**Reserves**

The **Road Reserve Fund** (funded and held as a separate account) is for the maintenance and repair of our roads. The Road Reserve had \$55,872.75 as of December 31, 2018, adding in 2019 interest plus 2019 contribution of \$42,500.00 gives a balance of \$98,428.79 as of December 31, 2019.

**ROAD RESERVE TOTAL IS: \$98,428.79.**

The **General Reserve** was created from all past net income and can be used for any project. We can draw on the reserve for projects postponed from previous years, (held in our Money Market Acct).

The General Reserve was \$37,604.77 as of December 31, 2018. Adding the 2019 contribution to the General Reserve brings the total to \$54,752.63 as of December 31, 2019.

**GENERAL RESERVE TOTAL IS: 54,752.63.**

**Sara Napier, Treasurer 2020**

2 residents have set up payments, 2 residents have not paid at all, 1 resident is owned by Lee County and most likely will not pay yearly fees.

## **Committee Reports:**

### **Secretary's Report** *(Bernadette Russell)*

I have done some preliminary work on the POA database, but I need some help. I have created a type of census form to help me get all the information I think is important and useful. I am struggling on how to collect the information. It is also time to contribute articles for the spring Newswire.

### **Roads and Grounds** *(Rod Winther)*

## **Roads & Grounds Monthly Report**

**For  
May, 2020**

**By Rodney Winther, Chair**

### **PROJECTS COMPLETED SINCE MY LAST REPORT**

#### **1. Community POA Clean-up Day**

Saturday, April 11 was our Spring POA clean-up day, and it was a complete success – despite the issues of the Coronavirus lurking over our collective heads. We had over 30 hardy souls who came out armed with all kinds of shovels, rakes, mowers, clippers, chain saws and just about everything else that you could name. It was a terrific opportunity for everyone to get out of the house, do some good for the POA, and get to know your neighbors a little better. Special thanks to members of the Board and their families who showed up....always great to see the leaders of the community pitch in to work!

#### **2. Cleaning out the wooded area next to the tennis courts and storage shed**

The POA owns this wooded area, and it was great to see our POA volunteers tackle this job with so much gusto during our Saturday clean up. It looks 100% better and hopefully will stay that way for a little while.

#### **3. Branch/twig pick-up**

Bobbie Branch and his family crew came into the POA to pick up us individual piles of twigs, branches and shrubs during the week of Monday, April 13. By all accounts, people seemed to be pleased with the results....and Bobbie made a special comment about the amount of brush that he picked up down by the pool.

#### **4. Construction of a storage shed and extension of the current storage room at the Pool Pavilion**

Under the brilliant supervision of Bob Dykeman, a crew of POA volunteers and wannabe carpenters completed the construction of our new storage shed, which was built immediately adjacent to our current storage room. This shed will house our Holiday decorations and assorted other property that until now had been kept in the basement of Gary McEntee's house, or in the shed by the tennis courts.

We also essentially doubled the space of our storage room, which should give us enough capacity to easily accommodate our various tubs of paper products, cleaning supplies and other assorted items needed to hold our POA pool parties.

Special thanks to those guys who gave up nearly a week of their time to complete these projects: Bob (head foreman and chief motivator) Dykeman, Mike (man of action) Stewart, Jim (just tell me what to do) Boone, Tom (stop me if you've heard this before) Napier and Tom (man of few words) Brennan.

#### **5. Landscaping of the front entrance**

I would like to thank the following ladies who have given so graciously of their time and talents to help beautify our front entrance. Penny Elliott, Jan Streifer, and Marilon Winther have worked on several occasions to trim trees, bushes and weed the flower areas. They are working with Georgianna Kiggins to re-plan the planter area in front of the main sign. I installed new metal edging, and we will be putting down new bark mulch next week. We are also going to paint the lamp post and try to restore a little grandeur into the old thing.

### **FUTURE PROJECTS**

#### **1. Installation of a water faucet**

I am looking into the installation of a water faucet at the front entrance, as currently there is not any way to hook up a hose to a water supply. Because of this, I am not able to power wash the front entrance sign which is extremely dirty.

#### **2. Painting the new construction by the pool**

While the construction of the new storage areas is complete, we still need to paint the new wood before having a grand opening.

#### **3. Moving the POA supplies into the new storage area**

Once the painting is complete, we should be able to turn everything over to the Board members in charge of the pool area, so that they can then move everything back from the bathrooms – and re-organize as they see fit.

#### **4. Re-organizing the storage shed by the tennis courts**

With the new storage shed being completed, this will allow us the chance to re-imagine the old storage shed by the tennis courts. I want to put in new shelves, organize the existing tubs and tools that are there, and make the whole unit more accessible. I would also like to run electricity into this shed, so that we can have some power there when needed.

**Recreation** (Karen S and Casey)

The payment was sent to get the license for the pool (Must be done once a year). Josh needs 2 weeks to update the pool. The opening date is still based on the Governor's instruction. There is a webinar regarding the opening of pools. Karen S. will attend the webinar and advise the board.

**Social Care and Welcome** (Karen Kennedy)

**SOCIAL, WELCOME AND CARE REPORT FOR APRIL 2020**

**SOCIAL:** I put up the announcement sign for the May POA dinner and golf being cancelled. Hoping for June 3<sup>rd</sup>. I spoke with Gaith about June and he said all we really need is 2 weeks' notice if the club will be open. The Napier's and the Elliot's were due to host. I will contact them with whatever news I receive. I suggested an outdoor buffet with everyone bringing their own chair and he said that could be a possibility. We as a board can discuss that possibility. I met with our new neighbors the Kennedy's. They were questioning the form that is needed for the Fire Department for mailbox signs. At this point it does not seem to be electronic. I suggested to Leslie that she have copies made and it be put in all our Welcome Packets in the future. She thought that was a good idea and is going to do that.

Respectfully submitted

Karen Kennedy Social Chair

**C.A.R.E. April 2020 Report**

May 6, 2019

I am happy to report that so far there have been no Coronavirus cases in our POA.

It has been a full 8 weeks since we were told there was a pandemic, that we must stay home, go out for only necessities and distance ourselves from others. Everyone has been diligent in following these guidelines out of concern for themselves, their families, and all others.

Kay Heflin has resigned from C.A.R.E. as a coordinator. Kay will be greatly missed not only by our committee but also the entire Woodmere-Trentwood community. I am very grateful to Terry Coughlin, who has volunteered to take over her area.

Fortunately, no other medical or emergency situations have occurred this past month.

Respectfully submitted,

Jerri Hey

**MAY WELCOME COMMITTEE REPORT**

The Gate Report for April listed two new families, Gary and Lauren Taylor (608 Cashmere Court) and Joe & Joyce Wirsing, who purchased the unimproved lot at 682 Chelsea. We were also made aware that there were new residents (Bob Morris & Becky Pennell) in the house at 567 Chelsea, by an email forwarded to me by Karen. Since their names were not included in either the March or April report, we had no idea anyone was living there. I am assuming that they are renters and the owner/management company did not report that the house was rented. I emailed Mr. Morris to apologize for not getting in touch with them sooner and left a welcome letter in their box. Hopefully, I will get more information regarding their status. We also delivered a welcome letter to the Taylors.

By way of follow-up we delivered note cards with personal messages to the following residents:

Gregg and Glynis Kennedy (683 Chelsea): They were to be moving in on April 15 and I was checking if they had and, if so, when we could drop off their Welcome Packet.

Miles and Morgan Bender (750 Turnbury): We delivered a Packet to them last month and I was reminding them to return the New Resident Information form.

Tashima Irvin (576 Broadmoor): She was supposed to return in March, and I wanted to confirm that she received the Packet we delivered right before she left in August. I asked her to complete the Information form and return it and offered to drop off another one if she had misplaced it.

Finally, we dropped off a Welcome Packet to Jim Monaghan (728 Piccadilly) since we have never received a response to any of our attempts to contact him. I included a personal note asking him to please return the Information form and offering to answer any questions he may have.

Following Karen's suggestion, we will be including a copy of the Fire Department's application for the mailbox house numbers in our Welcome folder.

Respectfully submitted,  
Leslie Orlovsky

Discussion ensued regarding having the POA dinner at our pool, either have a barbeque or each family bring their own meals. Dinner at the club in June was voted down but perhaps we could have something in June at our pool.

**Architectural** (Jamie Bowen)

Woodmere-Trentwood P.O.A.  
Architectural Report  
April 2020/May 2020

### **OLD BUSINESS**

- 599 Cashmere – I will work on a letter to the homeowner for Ben Lucas to review and send out prior to our next meeting.

### **NEW BUSINESS**

- 785, 786 & 787 Cashmere, Van Groce has submitted plans to build homes on the 3 lots. He has submitted site plans stating that he wants to provide Green Giant evergreen shrubs, 10' on center on the POA property behind each of these properties to screen the new homes from the adjacent rear

property. I have reviewed the plans and need other committee members signatures. Bob Dykeman feels these trees should be planted on the actual properties rather than on POA property. The POA property is designated for various uses. When the trees get too big, who will be responsible to cut the trees down and so on? It seems to be prudent to require the builder to plant the trees on his properties. A vote was taken, and the majority voted that the builder needs to put the trees on his own properties, not POA.

- 783 Cashmere – homeowner is working on plans for an outdoor kitchen and fireplace.

### **CTA Report (Bob)**

Not much. E stickers will not be issued until the virus has let up. Temporary 3-week stickers are being offered in the interim.

### **Old Business**

Emergency Manual—where is it and who should keep it?

Cashmere Bridge Task Force—Bob—Nupite did the work elsewhere. Bob has pricing and comps for various options. (\$53,550.00). This will all be on the website including before and after pictures.

Unleashed Pets—complaints about dogs running loose from property 684—they have electric fence, but the dog frequently gets out anyway. Bernadette to contact homeowner.

### **New Business**

Rod Winther moving

June review of 2020 goals—Secretary to send copy of goals to all board members for review.

Voluntary compensation for all board members and committee members working on behalf of the Association in their official capacity. Any volunteer working on behalf of the Association via an official motion of the board of directors. This applies to activities for which a specific license or training is not required.

Motion to adjourn was made and seconded. Meeting was adjourned at 8:32 pm.

The next regular meeting will be on June 10th, 2020 at 7:00 pm.

Respectfully submitted

Bernadette Russell

Secretary, W-T POA Board of Directors

**Woodmere-Trentwood Property Owners Association  
Minutes of Board Meeting  
June 10th, 2021**

**Directors Present:** Bob Dykeman, Casey Stewart, Sara Napier, Jamie Bowen, Karen Scheidegger, Karen Kennedy, Ben Perez, Jim Boone

**Absent:** Bernadette Russell

The meeting was called to order at 7:01 PM by President Bob Dykeman, at the home of Ben Perez. Minutes of the May Board Meeting were approved by online prior to the meeting.

**Treasurer's Report** (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION  
FINANCIAL REPORT  
May 2021

**BANK BALANCES**

At the end of May 2021, the POA accounts at First Bank had the following balances:

	<u>April Balance</u>	<u>Transactions</u>	<u>May Balance</u>
<b>Checking Account</b>	<b>\$18,050.51</b>		
Obligations paid		(5,174.68)	
Assessments		3,972.00	
50/50 plus Derby extra money		335.00	
			<b>\$17,182.83</b>
<b>Money Market</b>	<b>\$173,468.85</b>		
Interest		7.37	
			<b>\$173,476.22</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$130,289.37</b>		
Interest		5.53	
			<b>\$130,294.90</b>
		<b>POA Bank Total</b>	<b>\$320,953.95</b>

**Payments**

Vendor invoices paid in the month totaled \$5,174.68 which includes \$2,400.00 to Bobby Branch for Spring Pick Up and removal of 2 Dead Trees; \$549.24 to James Boone for Soil, Speed Limit Signs, lumber and hardware for signs and paint; \$198.70 to All Digital for Kentucky Derby Tickets; \$195.00 to Currin Landscaping for April Lawn Care; \$80.00 to CT Trash Pick-Up Services for Annual Trash Pickup at Pool; \$37.63 to Sara Napier for Treasurer Supplies and the balance of \$712.11 to electric, Water and telephone. Also included is a Dues Returned Check of \$995.00 with a return check fee of \$7.00.

**50/50**

(NO 50/50 in Jan., Feb., March & April 2021) \$214.00 was collected for 50/50 for the month of May. The total collected in 2021 for 50/50 is \$214.00.

**Annual Due**

Due's payments deposited this month were \$3,972.00. Year to date dues payments of \$196,392.00 have been deposited.

**Budget**

Income in the budget for the year is \$189,350.00 versus actual income of \$197,953.30. Total expenses year to date are \$55,690.92 leaving net income of \$142,262.38.

**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 \$98,428.79 as of December 31, 2019, adding in 2020 interest plus 2020 contribution from the budget of \$31,823.46 gives a balance of \$130,252.25 as of December 31, 2020.

**ROAD RESERVE TOTAL IS: \$130,252.25.**

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 \$54,752.63 as of December 31, 2019 (all in the money market account). To this amount we add in transfers during 2020 from checking of \$110,000.00, then subtract transfers out to checking of \$87,750.00, \$16,000.00 ( the new home road maintenance fees) transferred to RRF account and an additional \$15,725.00 to RRF from the budgeted allocation. Then adding back, the amount left in the checking account at the end of 2020 of \$3,040.40 and the interest earned in 2020 of \$121.29 brings the total in the general reserve to \$48,439.32 as of December 31, 2020.

**GENERAL RESERVE TOTAL IS: 48,439.32.**

**\*MONEY MARKET ACCOUNT** – This account is used as a cash management account so that it can earn interest, which the checking account does not.

**Sara Napier, Treasurer 2021**

**Secretary's Report** (*Bernadette Russell*)

Nothing to report.

**Committee Reports:**

**Architectural** (*Jamie Bowen*)

Woodmere-Trentwood P.O.A.  
Architectural Report  
May 2021/June 2021

**OLD BUSINESS**

- 785 Cashmere – Owners have moved in and are working on landscaping.
- 786 Cashmere – is complete.
- Lot 682 Chelsea – framing and rough-in is complete, windows have been installed.
- Lot 578 Broadmoor - Construction has not yet started. Not sure status.
- Lot 707 Essex – Clearing of the lot has taken place to get ready for construction. Email was sent today to repair silt fence.
- 694 Chelsea – Approved to paint the front door.
- 667 Chelsea – Approved for a split rail fence.

## NEW BUSINESS

- 762 Turnbury – Approved home construction with new site plan.

### **Roads and Grounds** (*Jim Boone*)

Speed Limit signs are up.

Jim made a motion to approve a paving cost estimate for the seven areas is \$4,200.00. Casey Stewart seconded the motion, and the motion was passed.

Still clearing and removing brush and small trees from undeveloped lots with volunteers. Our Thanks to Bob Dykeman and Warren Garbe.

Removed most of large pop-up sprinkler heads from front entrance and replace with smaller low-pressure heads that are moveable to cover areas more efficiently. Hoping to lower the water bills for those areas.

POA fence to repair and move fence behind 670 Chelsea is an estimate of \$2,400.00. That is to remove and use as much as they can of the fence that is there. Need board to discuss this problem!

To put a fire break from 670 Chelsea to 659 Chelsea is going to cost around \$3,000.00 per 100 feet. Need to do 1025 feet. Does not include removing and putting back the fence in certain areas. Need board to discuss this problem!!!

### **Recreation** (*Karen S and Ben Perez*)

June recreation report:

Old Business:

- Nothing Significant to Report (NSTR)

New Business:

- BBQ Grills

-Bob and I tested all three grills. They are operational. Two are in service at the Pavilion, one is temp stored at the gazebo.

-Meet & Greet and Town Hall

-Need to discuss how we plan on executing the Town Hall portion of this event. Do we set up tables with flyers with FAQs, do we stop the meet and greet, and have a Q&A. Need to open this for a quick discussion at the meeting so we know what products we need to produce for the event.

-Currently, we have 72 people signed up. I will send a refreshed blast sometime mid-next week.

-I placed a cigarette butt can at the entrance of the pool. Since doing that I have not picked up any new cigarette butts.

Thanks

Ben

### **Social Care and Welcome** (Karen Kennedy)

#### Social, Welcome, CARE Reports for May, 2021

**Social:** May 5<sup>th</sup> we had our POA dinner hosted by the Fields and Napier's. The golf was enjoyed by 12 players and Tom Hasbrouck's Team took home the putter. Upcoming events are the Town Meeting which has been arranged by Ben on June 26th. It will be at the pool at 5pm with pizza and the meeting to follow. We will advertise this on the sandwich sign as well as the upcoming POA Dinner.

**Welcome:** Henry and I met with Mark Hennessey who moved into 570 Broadmoor. His parents live in Cary and will be part of his life here in Trace. We dropped off a package to Nathaniel Brooks who lives next the Warren Garbe. I received our New Resident Information sheet back, but he did not share his telephone or email. I will work on that. David Buyers moved in 563 Chelsea (our next-door neighbor). We were away when he moved in so next week, I will get his info to Bernadette. We greeted Bruce Robertson 586 Spyglass. He is moving in slowly and we will get his info.

**daisy1949**  
to WTSocialPOA

Mon, Jun 7, 3:19 PM (3 days ago)

At this time, I am very happy to report that there have been no emergency situations or health care issues to report for May 2021.

Respectfully Submitted  
Sue Dykeman  
Care Committee Chairperson

Motion to adjourn was made by Ben Perez and seconded by Bob Dykeman. Meeting was adjourned at 9:02 pm.

Next meeting is on July 15th, 2021. Location to be determined.

Respectfully submitted

Bernadette Russell

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
July 8th, 2020**

**Directors Present:** Scott Erickson, Karen Kennedy, Sara Napier, Bob Dykeman, Bernadette Russell, Casey Stewart, Karen Scheidegger, Jim Boone

**Absent:** Jamie Bowen

The meeting was called to order at 7:08 PM by President, Scott Erickson via Zoom due to COVID19. Minutes of the June 2020 Board Meeting were approved by online prior to the meeting.

**Treasurer's Report** (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
June, 2020

**BANK BALANCES**

At the end of June, 2020, the POA accounts at First Bank had the following balances:

	<u>May Balance</u>	<u>Transactions</u>	<u>June Balance</u>
<b>Checking Account</b>	<b>\$36,744.63</b>		
Obligations paid		(19,782.12)	
Assessment		1,260.00	
			<b>\$18,222.51</b>
<b>Money Market</b>	<b>\$164,801.30</b>		
Interest		13.51	
			<b>\$164,814.81</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$98,469.68</b>		
Interest		8.07	
			<b><u>\$98,477.75</u></b>
		<b>POA Bank Total</b>	<b>\$281,515.07</b>

**Payments**

Vendor invoices paid in the month totaled \$19,782.12 which includes \$17,700.00 for Mark Reynolds, for ditch work, \$1,216.00 for Josh Godfrey for pool repairs and maintenance, \$173.06 for landscaping entrance work, \$279.36 for All Digital for printing banners / invitations for Kentucky Derby Pool Party and the balance to electric, water and telephone.

**50/50**

February 50/50 was \$60.00. Year to date the income from 50/50 is \$208.00.  
(NO 50/50 in March, April, May, or June)

**Annual Due**

Dues payments deposited this month were \$1,260.00. Year to date dues payments of \$183,822.00 have been deposited.

**Budget**

Income in the budget for the year is \$184,600.00 versus actual income of \$196,688.94. Total expenses year to date are \$68,355.29 leaving net income of \$128,333.65.

**Reserves**

The **Road Reserve Fund** (funded and held as a separate account) is for the maintenance and repair of our roads. The Road Reserve had \$55,872.75 as of December 31, 2018, adding in 2019 interest plus 2019 contribution of \$42,500.00 gives a balance of \$98,428.79 as of December 31, 2019.

**ROAD RESERVE TOTAL IS: \$98,428.79.**

The **General Reserve** was created from all past net income and can be used for any project. We can draw on the reserve for projects postponed from previous years, (held in our Money Market Acct).

The General Reserve was \$37,604.77 as of December 31, 2018. Adding the 2019 contribution to the General Reserve brings the total to \$54,752.63 as of December 31, 2019.

**GENERAL RESERVE TOTAL IS: 54,752.63.**

**Sara Napier, Treasurer 2020**

Motion to no longer to carry Workman's Comp through the CTA. Our longtime insurance agent felt that this insurance is largely unnecessary and is not useful to our POA. Should there be an issue, our liability insurance would cover any expense. Sara makes the motion to discontinue this policy and Karen Kennedy seconds. All members agree.

All dues have been paid with the exception of the county owned property. CTA plans to handle this legally. Certificates of insurance are all in except one, which is coming, for all outside vendors.

**Committee Reports:**

**Secretary's Report** *(Bernadette Russell)*

I have completed the POA directory. I have sent it to several people for their review and changes. My intentions are to print and deliver these to all residents next week.

I have been unable to complete the Summer Newswire because I do not have everyone's submission. I need to know if I should just go with what I have at this time.

**Roads and Grounds** *(Jim Boone)*

Jim has been brought up to speed with Rod and Bob's help.

**Recreation** *(Karen S and Casey)*

Pool is open. The motor or pump will not make it through the summer per Josh. Casey would like to order that. Scott approved the expense. Additional children's bracelets will need to be ordered. The second side of the tennis courts will be cleaned around July 17<sup>th</sup>.

**Social Care and Welcome** (Karen Kennedy)

Well Covid19 has put a squelch on socializing but we are all improvising and getting together safely.

We are planning on expanding our POA Golf and looking forward to that.

**JUNE WELCOME COMMITTEE REPORT**

As of the date of this report (7/7) we have not received the Gate Report for June; however, we are aware of two new families who have moved into our neighborhood. Jeff & Dolores Lind (642 Chelsea) are in the process of moving in and we had a brief visit with them on their driveway. They have received their Welcome Packet and have already returned their information sheet, which has been emailed to the Secretary. A new family has also moved into the Sohinki home (595 Chelsea). Karen Kennedy met them and welcomed them to the neighborhood. Other than their first names (Ralph & Angela) we have no other information for them yet. We dropped off a Welcome Packet on July 4 and are awaiting their response. We did receive an information sheet from Tom Arpante (733 Chelsea Drive), and that was also emailed to the Secretary.

After talking with Karen, we have decided to go ahead and deliver Welcome Packets to all new residents without a preliminary welcome letter. I have once again revised the letter (a copy is attached to this report) and prepared several folders, which were delivered to the following households:

665 Chelsea Drive (James & Dawn Harter)  
683 Chelsea Drive (Greg & Glynis Kennedy)  
608 Cashmere Court (Gary & Lauren Taylor)

We also tried to follow up with residents at 663 Chelsea but their home is on the market now so it is irrelevant.

**CARE**

Jerri Hey reports that there have been no medical or emergency situations in our POA in June, 2020.

**Architectural** (Jamie Bowen)

No Report

**CTA Report** (Bob Dykeman)

Addendums for last month—all good—change the time frame in the bylaws to allow for more time for the POA's to get their financial reports completed.

Bob made a motion to support the CTA's 3 amendments to the bylaws. Karen Kennedy second. All members approve.

Phone change at the gate to a phone system with prompts. Allow you to reach the gate house, the Club House, and the Fire Department (around July 15<sup>th</sup>).

Seal coat test on Traceway was done, trying various products to see what works best. Crack seals seems to be the better way to go rather than reseal the roads that are already peeling.

### **Old Business**

599 Chelsea – regarding the un-approved driveway and subsequent issues with homeowner.  
Ongoing.

Cashmere Bridge Task Force – The group is meeting and discussing options for the repairs.

### **New Business**

Fire pit usage at one resident's home brought attention to the board. They must be approved by the board due to various fire hazards. The R and R's do not address what is permissible to burn in a firepit. Jamie will contact the fire department to find out what the fire burn laws allow.

Budget Calendar review for next year will be discussed at the next meeting. All board members have received the proposed budget.

Motion to adjourn was made by Karen Kennedy and seconded by Sara. Meeting was adjourned at 8:04 pm.

The next regular meeting will be on August 12, 2020 at 7:00 pm.

Respectfully submitted

Bernadette Russell

Secretary, W-T POA Board of Directors

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
August 12th, 2020**

**Directors Present:** Karen Kennedy, Bob Dykeman, Bernadette Russell, Jamie Bowen, Casey Stewart, Karen Scheidegger, Jim Boone

**Absent:** Scott Erickson, Sara Napier

The meeting was called to order at 7:15 PM by Vice President, Bob Dykeman, at the home of Karen Kennedy. Minutes of the July 2020 Board Meeting were approved by online prior to the meeting.

**Treasurer's Report** (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
July, 2020

**BANK BALANCES**

At the end of July, 2020, the POA accounts at First Bank had the following balances:

	<u>June Balance</u>	<u>Transactions</u>	<u>July Balance</u>
<b>Checking Account</b>	<b>\$18,222.51</b>		
Obligations paid		(21,000.64)	
Transfer from M.M.		10,000.00	
Assessment		260.00	
Sedgemoor 2 <sup>nd</sup> QTR Pymt.		415.98	
			<b>\$7,897.85</b>
<b>Money Market</b>	<b>\$164,814.81</b>		
Interest		13.11	
Transfer to CKING		(10,000.00)	
			<b>\$154,827.92</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$98,477.75</b>		
Interest		8.34	
			<b><u>\$98,486.09</u></b>
		<b>POA Bank Total</b>	<b>\$261,211.86</b>

**Payments**

Vendor invoices paid in the month totaled \$21,000.64 which includes \$18,250.00 for CTA for QTRLY Assessment to CTA, \$825.00 for Currin's Landscaping for entrance, roads and pool (April, May & June), \$709.82 for new storage & supply area at pool, \$100.55 for 2 pickle ball replacement nets, 95.80 mulch for entrance & spray paint for lamppost, \$80.00 annual fee for garbage pickup at pool, \$68.59 for pool supplies, \$25.00 for dump run and the balance to electric, water and telephone.

**50/50**

February 50/50 was \$60.00. Year to date the income from 50/50 is \$208.00.  
(NO 50/50 in March, April, May, June, or July)

**Annual Due**

Dues payments deposited this month were \$260.00. Year to date dues payments of \$184,082.00 have been deposited.

**Budget**

Income in the budget for the year is \$184,600.00 versus actual income of \$197,386.37. Total expenses year to date are \$89,355.93 leaving net income of \$108,030.44.

**Reserves**

The **Road Reserve Fund** (funded and held as a separate account) is for the maintenance and repair of our roads. The Road Reserve had \$55,872.75 as of December 31, 2018, adding in 2019 interest plus 2019 contribution of \$42,500.00 gives a balance of \$98,428.79 as of December 31, 2019.

**ROAD RESERVE TOTAL IS: \$98,428.79.**

The **General Reserve** was created from all past net income and can be used for any project. We can draw on the reserve for projects postponed from previous years, (held in our Money Market Acct).

The General Reserve was \$37,604.77 as of December 31, 2018. Adding the 2019 contribution to the General Reserve brings the total to \$54,752.63 as of December 31, 2019.

**GENERAL RESERVE TOTAL IS: 54,752.63.**

Sara Napier, Treasurer 2020

**Committee Reports:**

**Secretary's Report** *(Bernadette Russell)*

*The Spring/Summer Newsletter went out via email and the directories were delivered in July.*

**Roads and Grounds** *(Jim Boone)*

Snow removal for 2021 has been secured with RMR. Salting is \$75/hour, plowing is \$100/hour. Estimates on Cashmere Cal-de-sac drainage \$4500 from 2 vendors.

Jamie makes a motion to hire Mark Reynolds to do the work, Casey seconds the motion. Warren Garbe will assess to make sure this is done correctly.

Three houses being built on Cashmere has been leaving a mess on Cashmere. Jamie has spoken to them. If they do not clean it, we will at their expense.

**Recreation** *(Karen S and Casey)*

No report. There have been some complaints about people using the pool at night.

People need to be respectful of the rules and the limits set by our Governor.

Pickle ball players that do not live in our community but use the courts stepped up and helped clean the courts in our POA.

The pool will remain open until October 1<sup>st</sup>, assuming there are not any intervening problems.

**Social Care and Welcome** (Karen Kennedy)

**SOCIAL REPORT JULY 2020**

We have several neighbors having cocktails in their back yards, socially distancing and some of us having single couples to dinner on our decks or socially distancing in large dining rooms. We all seem to be doing enough to keep each other in touch. There is Water Lilies (with some husbands) Mon., Wed., and Friday mornings at the pool. Our POA Golf is well received each month and the safe gathering after is fun. Hopefully, we will be able to come up with some acceptable gatherings soon.

Respectfully submitted by Karen Kennedy Social Chair

**WELCOME COMMITTEE REPORT July 2020**

The July Gate Report listed several new families in Woodmere-Trentwood: Joe & Rebeccah Walker (758 Turnbury), Nathanael Brooks (757 Turnbury), and Ben & Traci Hale (735 Chelsea). We have delivered Welcome Packets to all three but have not yet received their Information Sheets. I had a brief conversation with Traci Hale this morning, at which time I introduced myself and she confirmed that they did receive their folder and promised to return the sheet soon. The report also listed Jeff & Dolores Lind (642 Chelsea) and Ralph Phillips and Angela Horcher (595 Chelsea). We had already delivered folders to these families and they have both returned their sheets, which were emailed to the Secretary.

We still have not received any information from the Harters' (665 Chelsea Drive) or the Taylors (608 Cashmere Court).

We continue to deliver Welcome folders to newcomers along with our initial "Welcome to Woodmere-Trentwood" letter. We are hoping that sometime in the next month or so we can begin to offer the option of meeting new neighbors in person.

Respectfully submitted, Leslie Orlovsky

**C.A.R.E. July 2020 Report**

A neighbor in Terry Coughlin's area was taken to the hospital by ambulance. He is now home recovering from medical issues. Although appreciative of the offer for C.A.R.E. to provide meals, they have declined any help.

A neighbor in Louise Spofford's area recently had surgery. He is recovering at home. Meals are being provided by the committee.

Be sure to contact me concerning an emergency or medical situation that our committee should be aware of within our WT community. Go to [woodmere-trentwood.com](http://woodmere-trentwood.com) for the list of C.A.R.E. coordinators, their contact information and the lot numbers each represent.

Respectfully submitted, Jerri Hey C.A.R.E. Chairwoman

### **Architectural** (Jamie Bowen)

579 Broadmore Court wants to put up split rail fence, approved.

759 Cashmere requested an above ground pool, approved.

772 Troon circle, deck update was approved.

735 Chelsea – new residents—changing the outdoor color of the house and a fence. The fence requested is wrought iron fence because of the large dogs. It will not be visible from the golf course at any time. Approved.

751 St Andrews loop—want to put up a swing set made of wood. It is recommended that the R and R allow for swing sets as long as it is not metal—must be wood and try to stick to natural colors. Bob will visit with the homeowner to help choose an unobtrusive location.

726 Piccadilly – drainage issues to be addressed in the future.

682 Chelsea—new home being built.

673 Thames Court—drainage—dry riverbed has gotten messy. They would like to redo it. Turns out the neighbors have aimed their down spout into this riverbed. The board feels this is a problem between neighbors.

### **CTA Report** (Bob Dykeman)

Phone system has been updated at the guard shack. Same phone number but there are prompts rather than a live voice initially. Blast was sent out.

The Dam has been examined and there are trees growing on the dam. This is a serious potential problem. CTCC is responsible for this issue. The CTA people have spoken to the superintendent and has indicated it will be handled. Access seems to be a problem.

There has been a request to have another water price increase. There was a town hall meeting but COVID derailed that. CTA is considering hiring an attorney to negotiate with the water company.

CTA budget was distributed. Karen Kennedy motioned that we approve the 2020 budget proposal, Casey 2<sup>nd</sup> the motion, all agreed.

### **New Business**

Signage is concerning. It will be brought up in the future because it is concerning to the community. This was a significant debate because of the highly charged political and social environment. While flags are technically allowed, the message on some flags is upsetting to some residents. Any changes to the R and R's must be considered and voted on by all residents in November.

Bernadette agreed to be on the nomination committee to replace the Treasurer, the Social Director, and the president.

### **Old Business**

599 Chelsea – regarding the un-approved driveway and subsequent issues with homeowner. Ongoing. The driveway is unsightly but that is subjective. It was suggested that we can offer assistance make this more appealing.

Engineering report—culverts for the bridge, eaten away at the bottom. Considered replacing- but there are 2 options—replacement of the bridge is \$588K, 2<sup>nd</sup> option Repair existing culverts -\$53,550 cost.

Jim makes a motion to go with the 2<sup>nd</sup> option, Bernadette seconds the motion. All members agree. Budget—with no changes from last year but Jim added a few things. We propose a \$40 increase per lot for the road fund from owners of unimproved lots. Push back from the board because people are stretched too far due to the pandemic. This is not the year to raise dues in any way. The roads need to be managed sooner rather than later.

Warren Garbe's extensive reports regarding property culverts were reviewed and discussed. Survey was done on all the drainage of all properties of the POA. The visuals show which areas that need to be repaired or replaced. This was an impressive amount of work done at no cost to the POA from a seasoned Civil Engineer. Casey proposed that we have a special meeting to discuss all the aspects of Warren's work.

Motion to adjourn was made by Karen Kennedy and seconded by Karen Scheidegger. Meeting was adjourned at 9:58 pm.

The next regular meeting will be on September 9, 2020 at 7:00 pm.

Respectfully submitted

Bernadette Russell  
Secretary, W-T POA Board of Directors

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
September 9th, 2020**

**Directors Present:** Scott Erickson, Karen Kennedy, Sara Napier, Bob Dykeman, Bernadette Russell, Jamie Bowen, Casey Stewart, Karen Scheidegger, Jim Boone

**Absent:**

The meeting was called to order at 7:00 PM by President, Scott Erickson, at the home of Karen Kennedy. Minutes of the August 2020 Board Meeting were approved by online prior to the meeting.

**Treasurer's Report** (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
August, 2020

**BANK BALANCES**

At the end of August, 2020, the POA accounts at First Bank had the following balances:

	<u>July Balance</u>	<u>Transactions</u>	<u>August Balance</u>
<b>Checking Account</b>	<b>\$7,897.85</b>		
Obligations paid		(1,209.86)	
Misc. credit (State Farm)**		486.00	
			<b>\$7,173.99</b>
<b>Money Market</b>	<b>\$154,827.92</b>		
Interest		13.11	
			<b>\$154,841.03</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$98,486.09</b>		
Interest		8.34	
			<b><u>\$98,494.43</u></b>
		<b>POA Bank Total</b>	<b>\$260,509.45</b>

**Payments**

Vendor invoices paid in the month totaled \$1,209.86 which includes \$486.00 for State Farm for Fidelity Bond (\*\*which was returned by State Farm for incorrect Policy number - see above credit), and the balance to electric, water and telephone.

**50/50**

February 50/50 was \$60.00. Year to date the income from 50/50 is \$208.00.  
(NO 50/50 in March, April, May, June, July and August)

**Annual Due**

Dues payments deposited this month were \$00.00. Year to date dues payments of \$184,082.00 have been deposited.

**Budget**

Income in the budget for the year is \$184,600.00 versus actual income of \$197,407.82. Total expenses year to date are \$90,079.79 leaving net income of \$107,328.03.

### **Reserves**

The **Road Reserve Fund** (funded and held as a separate account) is for the maintenance and repair of our roads. The Road Reserve had \$55,872.75 as of December 31, 2018, adding in 2019 interest plus 2019 contribution of \$42,500.00 gives a balance of \$98,428.79 as of December 31, 2019.

**ROAD RESERVE TOTAL IS: \$98,428.79.**

The **General Reserve Fund** was created from all past net income and can be used for any project. We can draw on the reserve for projects postponed from previous years, (held in our Money Market Acct).

The General Reserve was \$37,604.77 as of December 31, 2018. Adding the 2019 contribution to the General Reserve brings the total to \$54,752.63 as of December 31, 2019.

**GENERAL RESERVE TOTAL IS: 54,752.63.**

**Sara Napier, Treasurer 2020**

Lot 696 property has sold. This is the only lot in our POA that was owned by the county. The dues have not been paid but the new owner has inherited that debt.

Proposed budget for 2021 was presented prior to the board meeting. Discussion ensued. The only increase of significance was an increase of dues for unimproved lots.

Scott made a motion to approve the new budget, Bernadette second and all agreed.

### **Committee Reports:**

#### **Secretary's Report** *(Bernadette Russell)*

The Schaeffer's have stepped back from running the POA golf so my husband and I will pick that up with the help of Karen and Henry Kennedy.

#### **Roads and Grounds** *(Jim Boone)*

#### **New**

Cashmere Court culvert improvements are complete.

Warren Garbe inspected the work done on Cashmere Court Bridge and approved it.

Clean up of front entrance was done. Thanks to Bob Dykeman, Henry Kennedy, and Mike Stewart.

Been in contact with Sabrina Fry for putting in plants and keeping the main entrance landscaped for remainder of the year, which we will have to discuss at meeting to approve cost. Total cost will be \$300.00.

Getting estimate on paving projects that need to be addressed.

Need to start working on a SOW (With Warren and Bob) for the drainage area from the pool, down to golf course creek. This area will also need to have all the brush and trees removed so the contractors can have a better understanding of the scope of work that will be required to do this project. Bob and I have talked about a volunteer effort to accomplish doing the brush and small trees to save money. The larger trees we will have to contract out. Warren has identified all property pegs related to this and markings are visible now.

### **Old**

Working with Warren G. on SOW for Cashmere cul-a-sac drainage..

I found the Road Survey books and cost estimates that Warren did a couple years ago. The large charts that Warren did are still MIA.

Need to hold a Town Meeting for all WT POA residents for drainage problems we have. So, Warren can explain the charts he developed. Will keep this in the monthly minutes until we can get together after the virus is over

### **Recreation** (Karen S and Casey)

Pool restrictions have changed per Governor Cooper. A new pump has been installed. License through October 31<sup>st</sup>. Casey proposes to keep the pool open an extra week until October 12<sup>th</sup>.

All board members agree.

We pay \$160/week for pool maintenance. This rate will increase by \$25/week. Josh is also increasing the pool opening from \$250 to \$500.

### **Social Care and Welcome** (Karen Kennedy)

#### SOCIAL WELCOME AND CARE REPORT FOR AUGUST 2020

#### **SOCIAL**

POA Golf for September was well received. Tom Hasbrouk's team got the putter to be passed on in October. We safely gathered at the pool for golf payouts and congratulations. Thank you to Carolyn and Scottie Schaeffer for managing this outing.

October POA Golf is in the planning. Dennis Barrick and Bernadette Russell have volunteered to take over the planning of the monthly golf. Next golf will be October 7<sup>th</sup>. Henry and Karen Kennedy will collect the money and announce the payouts at the gathering that afternoon at 4:30 p.m.

I am planning an Octoberfest on the pool grounds on October 10<sup>th</sup>. A flyer will be done and distributed to every home's mailbox. Committees will be formed for set up, cooking, etc. I will be reaching out to everyone for help.

### **C.A.R.E. August 2020 Report**

September 6, 2020

A neighbor in Terry Coughlin's area is continuing his recovery with medical treatments. Terry is keeping in contact and if future help is needed it will be provided. The family is very thankful for all the care and concern of neighbors.

A neighbor in Louise Spofford's area recently had a 2<sup>nd</sup> surgery and is currently recovering in a rehab facility. Meals and transportation were provided by volunteers. The family was grateful for this help.

Respectfully submitted, Jerri Hey C.A.R.E. Chairman

### **To: The Woodmere-Trentwood Board of Directors**

Re: Annual November POA recognition of our active duty military neighbors

As of September, we continue to be under statewide restrictions for in-door dining. The future for our POA dinners is unknown and may not even be possible until 2021. Our committee is hopeful that we can continue the annual tradition to honor and recognize our active duty military neighbors.

Our request would provide each military couple with a CTCC Gift Certificate for two dinners plus one beverage each (i.e. soda, beer, wine only). We would work with Dennis on menu and cost. Hopefully, he will agree to a 10% discount for each entrée which was applied in past years. We have compiled a list of nine active duty families currently living in WT.

Thank you for your consideration,

Military Dinner Committee Chairs:

Jerri Hey

Karen and Henry Kennedy

Karen made a motion to gift active duty families in November, Bernadette seconded the motion. It is suggested that there will be arrangements made that the meals will be charged to the POA rather than a gift certificate that may not be used. Motion approved.

### **Architectural** (Jamie Bowen)

No new concerns. There are 3 (lot 786, 787 and 789) new homes being built on Cashmere. 707 lot has sold and is being developed and 682 is also being developed---either this year or early next year.

595 driveway issue—homeowner agreed to fix the DIY driveway but has not followed through. The homeowner will now receive a letter making him aware that he would begin to be fined monthly for non-compliance. This must be handled by our POA lawyer.

Lot 751 request for a playset to be built has been rejected.

### **CTA Report** (Bob Dykeman)

#### **New Business**

The new system is in place. You can get a long-term pass for guests from the guard shack and mail them to your guests prior to their arrival.

There will be an extra charge for cars coming in for groups coming in for golf tournaments and so forth. This is because more staff is required for the large quantities of cars for these events.

Water rate increase has caused some issues. CTA has decided there will not be any resolution to the higher charges because there are several communities impacted by this increase.

### **President's notes**

#### **Old Business**

Cashmere bridge repair has been completed. Bob Dykeman approved the work. Warren Garbe has inspected the work and Jamie will inspect the work prior to payment. Huge thank you to Bob Dykeman's committee for solving this issue for a fraction of the cost originally estimated.

#### **New Business**

Bob Dykeman, Scott Erickson and Bernadette Russell are the nominating committee.

POA annual meeting may not be possible this year. What must happen is 3 people to be voted into positions that will become vacant in December, budget approved. We will actively plan to have the meeting in December (2<sup>nd</sup> Wednesday). A mailing will be prepared and mailed by early November.

Halloween—trunk or treat is suggested. There will be a haunted house at lot 780.

Casey and Bernadette will create a task force to plan an event for Halloween.

We need to find 3 nominees for the vacancies on the board—recreation, financial and president.

Motion to adjourn was made and seconded. Meeting was adjourned at 8:50 pm.

The next regular meeting will be on October 14th, 2020 at 7:00 pm.

Respectfully submitted

Bernadette Russell

Secretary, W-T POA Board of Directors

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
October 14, 2020**

**Directors Present:** Scott Erickson, Sara Napier, Bob Dykeman, Bernadette Russell, Jamie Bowen, Casey Stewart, Karen Scheidegger, Jim Boone

**Absent:** Karen Kennedy

The meeting was called to order at 7:01 PM by President, Scott Erickson, via Zoom due to COVID. Minutes of the September 2020 Board Meeting were approved by online prior to the meeting.

**Treasurer's Report** (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
September, 2020

**BANK BALANCES**

At the end of September, 2020, the POA accounts at First Bank had the following balances:

	<u>August Balance</u>	<u>Transactions</u>	<u>September Balance</u>
<b>Checking Account</b>	<b>\$7,173.99</b>		
Obligations paid		(1,747.19)	
Transfer from M.M.		20,000.00	
			<b>\$25,426.80</b>
<b>Money Market</b>	<b>\$154,841.03</b>		
Interest		12.64	
Transfer to Checking.		(20,000.00)	
			<b>\$134,853.67</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$98,494.43</b>		
Interest		8.07	
			<b>\$98,502.50</b>
		<b>POA Bank Total</b>	<b>\$258,782.97</b>

**Payments**

Vendor invoices paid in the month totaled \$1,747.19 which includes \$550.00 for Currin Landscaping for July & August lawn care for entrance, pool and roadway, \$486.00 to State Farm for Fidelity Bond, \$122.19 to All Digital for printing and the balance to electric, water and telephone.

**50/50**

February 50/50 was \$60.00. Year to date the income from 50/50 is \$208.00. (NO 50/50 in March, April, May, June, July, August, and September)

**Annual Due**

Dues payments deposited this month were \$00.00. Year to date dues payments of \$184,082.00 have been deposited.

**Budget**

Income in the budget for the year is \$184,600.00 versus actual income of \$197,428.53. Total expenses year to date are \$91,826.98 leaving net income of \$105,601.55.

### **Reserves**

The **Road Reserve Fund** (funded and held as a separate account) is for the maintenance and repair of our roads. The Road Reserve had \$55,872.75 as of December 31, 2018, adding in 2019 interest plus 2019 contribution of \$42,500.00 gives a balance of \$98,428.79 as of December 31, 2019.

**ROAD RESERVE TOTAL IS: \$98,428.79.**

The **General Reserve Fund** was created from all past net income and can be used for any project. We can draw on the reserve for projects postponed from previous years, (held in our Money Market Acct).

The General Reserve was \$37,604.77 as of December 31, 2018. Adding the 2019 contribution to the General Reserve brings the total to \$54,752.63 as of December 31, 2019.

**GENERAL RESERVE TOTAL IS: 54,752.63.**

**Sara Napier, Treasurer 2020**

*Lot 696 has been sold which was owned by Lee County. All back dues will be paid in full.*

### **Committee Reports:**

#### **Secretary's Report** (Bernadette Russell)

*We have 11 volunteers for the Halloween Candy-Gate. I request POA money to buy some decorations and candy. Also, we need some tables. Ask about lighting and outlets. Sonya and John Fields are hosting a Forbidden Forest and the Stewart's are hosting a haunted house. I will send out a blast about all these activities on Friday with dates and times. I will also request a head count of those people who hope to bring their children through.*

#### **Roads and Grounds** (Jim Boone)

New:

Put up fall signs with Bob Dykeman. Halloween will be done this week.

Big Thanks to Bob Dykeman for re-doing all the land scaping lights on the circle at the entrance, and the electric eye.

Certificates of insurance has been received for all vendors.

Sabrina put in the flowers and wanted them watered when we found out half the inground sprinklers do not work consistently (ongoing trouble shooting being done). Bob D. also found out while trouble shooting sprinkles that there was more unsafe electrical behind the brick wall that also needs to be corrected.

Old:

Still working with Warren Garbe and Mark Reynolds on the Cashmere Cul-de-sac project  
Jim

**Recreation** (Karen S and Casey)

*Pool closure to be done after the Oktoberfest, October 17<sup>th</sup>. Trick-or-treating to discuss. Clean up and closing of the pool should be set up around the time of leaf pick up which should be around December. Work should be minimal. Residents are interested in having a yard sale in the pool area. A yard sale day may be safer and work better than having a localized area.*

**Social Care and Welcome** (Karen Kennedy)

**SOCIAL REPORT September 2020**

We have been busy planning the Oktoberfest which has been postponed until October 17<sup>th</sup> at 3 PM. I am sorry to say a few people have other plans and will not be able to attend but still we should have a good showing of about 48 people.

Jeri Hey and Marie Manning are doing up the Military Invitations for a dinner provided at the club which will be finance by our POA.

December POA Christmas dinner has been booked at the club on December 2<sup>nd</sup>. Carolyn Schaeffer and Louise Spofford are the hosts.

Also, I sent all the dates for 2021 POA dinners to Ellen Berg and have attached them here for your information.

December 2, 2020

January 6, 2021

February 3, 2021

March 3, 2021

April 7, 2021

May 5, 2021

June 2, 2021

July 7, 2021

August 4, 2021

September 1, 2021

October 6, 2021

November 3, 2021

December 1, 2021

**C.A.R.E. September 2020 Report**

It has been a sad month for our community. Longtime resident, Neil MacLeod, passed away from a short illness. Terry Coughlin coordinated food provided to the family. Many golf friends also provided food plus transportation from and to the airport. Graciela was grateful for the generosity and support of the WT community.

A longtime neighbor in Louise Spofford's area was hospitalized after serious health issues. He remained hospitalized for 2 weeks. He is currently at Westfields Rehabilitation. Close friends are keeping in touch by phone. They will keep Louise and C.A.R.E informed when he returns home.

One of our own C.A.R.E Coordinators has suffered a massive stroke on September 28<sup>th</sup>. Tragically, she is not expected to survive. She is in Mary Ambrosino's area. She is home,

resting comfortably and surrounded by her all her family. Meals are currently being provided by many sources, church friends, next door neighbors and volunteers from the C.A.R.E committee. A former resident, Dick McNamara, has recently passed away recently. He was an avid golfer and so beloved as a longtime friend and neighbor.

I know I speak for many of us, our thoughts and prayers are with our neighbors and their families who are grieving or recovering.

Peggy Connelly has passed away after a short illness.

Respectfully submitted,  
Jerri Hey  
C.A.R.E. Chairman

### **WELCOME REPORT SEPTEMBER 2020**

The September Gate Report listed no new families moving into Woodmere-Trentwood; however, it did list renters who moved into a Perth Drive address as living in the "TW" POA. I sent a responding email to Kate Woods asking her to correct her records because the gate report has frequently misidentified Sedgemoor addresses as belonging to Woodmere-Trentwood. We did contact Brantley Blanchard and Lindsey Davis, who reached out on Nextdoor to announce that they had just moved into 667 Chelsea. We delivered a Welcome Packet to them on 9/27 and while we had a short visit on their driveway, Lindsey completed the info sheet, which I subsequently emailed to the Secretary. On the same date we left a Welcome Packet for the new residents at 663 Chelsea (Obneil & Yolanda Morell) but have had no response so far.

Regarding the most recent folders we've distributed (Walker at 758 Turnbury on 7/19, and Brooks at 757 Turnbury, and Hale at 735 Chelsea, both on 8/3), only Hale returned an information sheet (on 8/25).

I should point out that it is increasingly difficult, not to mention discouraging, to reach out to newcomers without getting any kind of response. Those that we actually do make contact do seem to be extremely appreciative of our efforts and we've enjoyed those encounters.

Respectfully submitted,  
*Leslie Orlovsky*

**Architectural** (Jamie Bowen)

### **OLD BUSINESS**

- 599 Cashmere – Our lawyer will draft a letter to the owner for POA Board review. 785, 786 & 787 Cashmere, construction is underway.
  - 787 has interior rough-ins complete, waiting inspection. Exterior siding has started. Roof shingles have been installed.
  - 786 framing has started.
  - 785 slab has been poured.

## NEW BUSINESS

- Lot 682 Chelsea Dr. plans have been received for Architectural approval.

### **CTA Report** *(Bob Dykeman)*

Long discussion regarding the cost of water and line breaks. No resolution was reached. No other information.

### **New Business**

Election committee for 3 upcoming positions are unresolved. We have lost our volunteer for Treasurer. The volunteer for the Social position has a schedule conflict with the monthly meetings. Board discussed changing the monthly meeting time. All agree to that. Ben Perez and Nancy Pawloski are nominated by Bob Dykeman and seconded by Bernadette. All agree. The mailing for the annual meeting is set to go out the end of October.

Can mailboxes be placed on both sides of the road? The post office has rules about turning left to reduce accidents, so this is more work and time consuming for USPS. There are no rules disallowing this. Ongoing discussion.

### **Old Business**

599 Chelsea – POA lawyer will draft a letter to the homeowner.

No POA dinner for November but December 2<sup>nd</sup> dinner has been scheduled. Annual meeting will be held prior to the dinner.

Motion to adjourn was made by Bernadette Russell and seconded by Bob Dykeman. Meeting was adjourned at 7:58 pm.

The next regular meeting will be on November 11<sup>th</sup>, 2020 at 7:00 pm.

Respectfully submitted

Bernadette Russell  
Secretary, W-T POA Board of Directors

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
November 11, 2020**

**Directors Present:** Scott Erickson, Karen Kennedy, Sara Napier, Bob Dykeman, Bernadette Russell, Jamie Bowen, Casey Stewart, Karen Scheidegger, Jim Boone

**Absent:**

The meeting was called to order at 7:06 PM by President, Scott Erickson, VIA ZOOM. Minutes of the October 2020 Board Meeting were approved by online prior to the meeting.

**Treasurer's Report** (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
October, 2020

**BANK BALANCES**

At the end of October, 2020, the POA accounts at First Bank had the following balances:

	<u>Sept. Balance</u>	<u>Transactions</u>	<u>October Balance</u>
<b>Checking Account</b>	<b>\$25,426.80</b>		
Obligations paid		(72,493.39)	
Transfer from M.M.		53,550.00	
Assessments		1,636.00	
Oktoberfest 50/50		55.00	
			<b>\$8,174.41</b>
<b>Money Market</b>	<b>\$134,853.67</b>		
Interest		6.89	
Transfer to Checking.		(53,550.00)	
			<b>\$81,310.56</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$98,502.50</b>		
Interest		8.34	
			<b><u>\$98,510.84</u></b>
		<b>POA Bank Total</b>	<b>\$187,995.81</b>

**Payments**

Vendor invoices paid in the month totaled \$72,493.39 which includes \$53,550.00 to William Alston Phillips for repair of culverts on Cashmere Court Bridge, \$18,250.00 to CTA for the 4<sup>th</sup> Quarter CTA Dues, fall decorations for entrance, printing and the balance to electric, water and telephone.

**50/50**

October 50/50 was \$55.00. Year to date the income from 50/50 is \$263.00.  
(NO 50/50 in March, April, May, June, July, August, and September)

**Annual Due**

Dues payments deposited this month were \$1,636.00. Year to date dues payments of \$185,718.00 have been deposited.

**Budget**

Income in the budget for the year is \$184,600.00 versus actual income of \$199,134.76. Total expenses year to date are \$164,320.37 leaving net income of \$34,814.39.

### **Reserves**

The **Road Reserve Fund** (funded and held as a separate account) is for the maintenance and repair of our roads. The Road Reserve had \$55,872.75 as of December 31, 2018, adding in 2019 interest plus 2019 contribution of \$42,500.00 gives a balance of \$98,428.79 as of December 31, 2019.

**ROAD RESERVE TOTAL IS: \$98,428.79.**

The **General Reserve Fund** was created from all past net income and can be used for any project. We can draw on the reserve for projects postponed from previous years, (held in our Money Market Acct).

The General Reserve was \$37,60477 as of December 31, 2018. Adding the 2019 contribution to the General Reserve brings the total to \$54,752.63 as of December 31, 2019.

**GENERAL RESERVE TOTAL IS: 54,752.63.**

**Sara Napier, Treasurer 2020**

**Requests for all unpaid invoices to be sent to Sarah so they are paid by the end of the year. An updated list of all property owner's is needed by early December.**

## **Committee Reports:**

### **Secretary's Report** *(Bernadette Russell)*

The Ballot mailing was mailed on time, with one error. The error was addressed and should be fine. The Trick-or-Treat plans went well. The community really kicked in with donations and help. There were some new faces pitching in. Also, Casey and Mike's children and their friends really jumped in and made the whole thing so much fun. Right on time to do all the dirty work was Warren Garbe, Jim Boone, and Bob Dykeman. If we choose to make this a yearly event, we will have to do something to light the area up a bit better.

The visual presentation has been updated with all members that have died in 2020. Karen and her committee have gathered all new neighbors, and these will be added as well.

Governor Cooper announced on November 10<sup>th</sup> that indoor gatherings have been reduced from 25 people to 10 until at least December 4<sup>th</sup>. Mass gatherings remain at 50%

### **Roads and Grounds** *(Jim Boone)*

#### **New Business**

- Clean up day November 21. (if board agrees). Pool and main entrance. Bernadette will send a Blast on this topic.
- On Nov 7<sup>th</sup>, a group of volunteers cleared small brush and trees from behind swimming pool area to golf course. Now contractors can see and bid on new drainage ditch. Will need bigger

trees that will be in the way cut and removed. Bids will need to be done. Will work with Warren G. on scope of work.

- Requesting bids for asphalt repairs (7 areas). Have 2 bids waiting on 3 more.
- Cashmere Court drainage project should start this week. Mark Reynolds will begin work most likely on Friday, November 13<sup>th</sup>. Total project to cost about \$6000. This has been approved to be paid through the Roads account.
- Jerry and Marie Manning have volunteer to manage proper flag etiquette as needed at main entrance. Will inform R&G when on vacation, so if needed WT can be compliant.

#### **Old Business**

- Thanks again to Bob D. for redoing the land scaping lights at the main entrance. They are now SAFE and look great when entering our POA at night.

#### **Recreation** (Karen S and Casey)

##### **Old Business:**

- Pool closed. Need “winterizing” . Bob Dykeman will manage this and include Ben Perez, so he understands the process.
- Halloween, Oct 31st Trick-or-treating in Pool Area (Bernadette is Awesome)
- Residents interested in “yard sale” in pool/rec area. **NO FURTHER INTERESTS.**

##### **New Business:**

- None

#### **Social Care and Welcome** (Karen Kennedy)

### **SOCIAL, CARE AND WELCOME REPORTS OCTOBER 2020**

In October we lost three neighbors and I took on the responsibility of sending all families a token of our sympathy on behalf of our POA. We also enjoyed an Oktoberfest gathering which was so fun. The attendees enjoyed getting together. So many of our neighbors helped setting up, serving, and cleaning up. It was such a great time.

With Veterans Day in mind Jeri Hey and Marie Manning put together invitations to a dinner at the club for each active military family that we have in WT. Many neighbors were asked to present the invitation to the military family in person as their sponsor to thank them so their service and to offer to enjoy their evening with them.

Halloween was a great success due to Bernadette, Casey and many others that organized, decorated, and participated in a COVID-19 safe environment for our POA. Thanks go to all who made that event a success.

We are not able to hold the Annual Meeting/Dinner at the club due to the COVID restrictions. Conversation ensued.

### **C.A.R.E. October 2020 Report**

It has been an unbelievable sad month for our community. The loss of so many neighbors in such a short time has been a shock to many of us who knew these wonderful neighbors.

The Woodmere-Trentwood community extends our deepest sympathy to the families and friends of neighbors Peggy Connelly (Oct 10); Walt Swanson (Oct 18) and George Jenkins (Oct 22).

Peggy Connelly was one of our C.A.R.E. Coordinators. She willingly filled a vacant position without hesitation 3 years ago. I am so thankful to Carol Jennings and Peg Argiropoulos who will work together to fill this position.

Respectfully submitted,  
Jerri Hey  
C.A.R.E. Chairman

### **Architectural** (Jamie Bowen)

#### **OLD BUSINESS**

- 599 Cashmere – I have continued to email Drew about addressing a letter to the owner, requesting a draft for us to review prior to tonight.  
I will draft a letter to send to Drew for him to edit and place on his letterhead to be sent out.
- 785, 786 & 787 Cashmere, construction continues.

#### **NEW BUSINESS**

- Lot 682 Chelsea Dr. plans have been received for Architectural approval.
- Lot 769 Troon Circle is requesting a fence.
- Lot 677 Chelsea is requesting a patio area and spa.
- Lot 578 Broadmoor Ct., I have received home plans for preliminary review.  
I have received request for information regarding a potential new home at 762 Turnberry Ct.

### **CTA Report** (Bob Dykeman)

The dam proposal was passed without our approval.

TRACE LAKE DAM SOUTH ACCESS OPTIONS Option #1. Lot 1503 will be purchased by neighbor (Ms. Ellen Mood) very soon. She has expressed willingness to grant an easement for modest consideration but is interested in preserving as many trees on the lot as possible.

Approximate cost for path clearing and an embankment that must be leveled is \$4K. This point provides the closest travel distance to the Dam area and Ms. Mood has even discussed the

possibility of turning the lot over to the POA eventually. Option #2. Lot 1500. Owned by Rod Loss, also expressed willingness for an easement in exchange for partial lot clearing and a concrete driveway along south/right hand border. Lot clearing estimate approx. \$6K and driveway approx. \$12K - total approximate \$18K. Option #3. Between Lot 149511496 is a strip of Hidden Lake common properly. Clearing and preparing the land for culvert and crossing is estimated at \$9K. This is the furthest access point and would require heavy vehicle traffic to travel an additional 800 ft behind 7 private lots. Recommendation: Option #1 is best value and best option for future heavy vehicle traffic that will be required for the dam maintenance. CTA should authorize spending up to \$9,000 to provide legal services, lot clearing and compensation to the owner of Lot 1503 for a permanent easement to Escalante and CTA contractors to access the South Trace Dam area.

Lot 696 was purchased from the county. There is a creek that runs through the property and it is clearly marked on the plot.

The owner was very forceful in her demand for the POA to do something about the issue. Referred to our attorney.

The issue raised by the landowner are all their responsibility.

### **New Business**

Mentors: must meet with new board members and share a transfer of knowledge.

- Karen Kennedy will mentor Nancy Pawloski
- Casey and Karen S will mentor Ben Perez
- Sarah will mentor Ben Hale
- Please ensure all new board members are invited in person to the December meeting.

### **Old Business**

Motion to adjourn was made and seconded. Meeting was adjourned at 9:02 pm.

The Annual meeting will be held December 2<sup>nd</sup> most likely VIA ZOOM.

The next regular meeting will be on December 9, 2020 at 7:00 pm.

Respectfully submitted

Bernadette Russell

Secretary, W-T POA Board of Directors