

**Woodmere-Trentwood Property Owners Association  
Minutes of Board Meeting  
January 14, 2021**

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

**Absent:** Nancy Pawlowski

The meeting was called to order at 7:01 PM by President Bob Dykeman, VIA ZOOM. Minutes of the December Board Meeting were approved by online prior to the meeting.

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

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
December 2020

**BANK BALANCES**

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

	<u>Nov. Balance</u>	<u>Transactions</u>	<u>December</u>
<b>Checking Account</b>	<b>\$2,449.97</b>		
Obligations paid		-7,609.57	
Road Maintenance Fee		\$4,000.00	
Transfer from MM to CK		\$4,200.00	
<b>\$3,040.40</b>			
<b>Money Market</b>	<b>\$81,317.23</b>		
Interest		6.69	
Transfer from MM to CK		-\$4,200.00	
			<b>\$77,123.92</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$98,518.91</b>		
Interest		8.34	
			<b><u>\$98,527.25</u></b>
	<b>POA Bank Total</b>		<b>\$178,691.57</b>

**Payments**

Vendor invoices paid in the month totaled \$7,609.57 which includes \$6,000.00 to Mark Reynolds for Cashmere Cul-De-Sac Drainage; \$599.49 reimburse Robert Dykeman to repair and replace lighting at the front entrance; \$209.72 reimburse Warren Garbe for materials for drainage report, mailbox signs, property markers and stakes for Rec Area drainage; \$55.00 to All American Fire Protection for Annual Fire Extinguisher maintenance; \$432.98 for Halloween supplies; stamps, envelopes & labels for Annual Ballot and Dues Invoices & supplies for Welcome packet; and the balance of \$312.38 to electric, water and telephone.

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, September, November & December)

**Annual Due**

Dues payments deposited this month were \$0.00. 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 \$199,428.89. Total expenses year to date are \$177,918.74 leaving net income of \$21,510.15.

**NOTE \*\*\*\*\*TRANSFERS WILL BE MADE IN JANUARY FOR THE RESERVE ACCOUNTS.\*\*\*\*\***

**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**

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

At this time, the leaf pickup has not happened on Chelsea. Things have been delayed due to the rain and COVID infections. All will be completed the week of January 18<sup>th</sup>.

I think we need to think about incentivizing volunteer work as the same handful of people do most of the volunteering. It was agreed that many of our residents work and cannot volunteer during the week. We have decided to set up volunteer situations for weekends whenever possible. Also, I will talk with Tom Hasbrouk about perhaps moving POA golf to a weekend day. We need to update email addresses for Nancy and Ben.

**Committee Reports:**

**Architectural** *(Jamie Bowen)*

**OLD BUSINESS**

- 599 Cashmere – The homeowner's have removed the timbers and lights outlining the gravel drive and placed a timber blocking access from the drive. I have received a letter that they are awaiting a load of dirt to place over the gravel.

- 785, 786 & 787 Cashmere, construction continues. The builder has agreed to provide a storm drainage plan for the lots designed by a civil engineer.

### NEW BUSINESS

- Lot 578 Broadmoor Ct. plans have been received for Architectural approval.
- Lot 707 Essex Ct. plans have been received for Architectural approval.
- Lot 656 Chelsea is requesting a split-rail fence.
- Lot 573 Broadmoor Ct., I met with the property owners to review a project to expand their screened porch and deck.

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

Had 2 volunteers for removing Christmas decorations and also helped with installing brackets in new storage area to hang and keep them off the floor. Also, will be looking for help in early Spring to repair and repaint some items.

Have received 3 estimates for removing the brush, cutting down 6 large trees and cutting off 2 stumps behind the pool down to Golf Course. Azkeca Tree Service \$2700.00, Bobby Branch \$4300.00 and Cushman Tree Service \$2040.00. Will discuss more at meeting.

Jim makes a motion to hire Cushman Tree service to do this work. Jamie seconds the motion.

Looking at discussing following projects for the new year and working with new board members to set priorities.

- Installing new drainage behind swimming pool to Golf Course
- Enhance both sides of the entrance to the pool off Chelsea
- Broadmoor cul-de-sac drainage
- Cleaning up main entrance on right side as you enter off Trace Way—13 trees are down in this area. Cushman will remove (chip if necessary) for \$950.00. We will hold off a bit awaiting the Sedgemore POA commitment to help with the expense of this work.
- Paving projects
- Some type of guard rail for Cashmere cul-da-sac culvert
- Work on a long range plan to clean up undeveloped lots

Also, any other projects that the board members want to talk about, or any that our neighbors have brought up to you. We will send out a blast about speed limit signs and speed bumps to come.

Jim

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

*The tennis and pickle ball courts have been in use. A waiver has been suggested for those outside of our POA that come to play. Play at your own risk signs may need to be erected.*

**Social Care and Welcome** (Nancy Pawlowski)

No report this month.

A volunteer is needed for the CARE Committee as Jerri Hey is stepping down.

**JANUARY WELCOME COMMITTEE REPORT**

The December Gate Report listed four new families that have moved into Woodmere-Trentwood during the month:

Fransen (730 Chelsea)  
Nehls (610 Cashmere)  
Benitez & Lobo (618 Chelsea)  
Sanchez (722 Chelsea)

We were made aware that Carl & Glenda Nehls had moved into 610 Cashmere in the middle of December so we had a brief conversation with Carl and delivered a folder to them on December 13<sup>th</sup>. They returned their Information Sheet on December 18<sup>th</sup> and that information was emailed to the Secretary. We also delivered a Welcome Folder to the Rumbolt's on December 13<sup>th</sup>. They had moved into 784 Cashmere several months before, but they were never listed on any of the Gate Reports. I was able to have a short visit with Mr. Rumbolt on his porch and apologized that we had not reached out to them sooner. Although I emphasized the importance of the New Resident Information sheet, we have not yet received a completed form from them. We would suggest a follow-up note be delivered. Since they were never on a Gate Report, we have no contact information other than their address. (Bernadette may have their email address. I think he said he was receiving email blasts). We have not delivered folders to the other three new neighbors because some of the information contained in the folders needs to be updated.

This will be our last report since George & I are stepping down and passing along the welcome responsibilities to Karen & Henry Kennedy. I know they will do a great job.

Respectfully submitted,

Leslie Orlovsky

**CTA Report** (Casey Stewart)

**Group Discussions:**

**CTCC-** Dues process discussed for 2021

**Utilities-** Water increase, should hit next billing cycle. Discussion on \$80 base price for empty house w/o water use.

**Fire Dept-** 26 calls in 2020, 31 staff, 2 structure fires in last two weeks (1 inside trace)

**President Remarks:**

Introductions- multiple new members to meeting

Annual Report- review of annual report

Operations Calendar- draft, will be adjusted as weeks progress

**Financial Report: (review)**

**Secretary Report:**

Conflict of interest forms

**Committee Reports:**

**Safety and Security** – Currently Cpt Lamb is researching SPA's formal responsibility with the role within the POAs (such as open burn, vandalism, etc.) versus calling 911. In years past there possibly was an attestation for POAs allowing SPA access for services. This has caused confusion due to the patrols of streets/neighborhoods done at their shift changes. Currently, SPA is NOT a security force, they are front gate security.

**Traceway Roads and Maintenance**

South Gate build- hopeful April timeframe for south gate use

Stickers/passes- new passes eventually needed, current front gate is out of warranty, new stickers for back gates will be future stickers/passes (\$20)

**Trace Lake Dam Committee**- Brush had been cleared from North side of Dam. Engineer is ready, just waiting for South side access approval. Currently the Dam valve is fully open to allow for Dock work/repairs.

**New Business**

Vision and goal Statement review for 2021. Each member is to submit their contributions by January 28, 2021. Bernadette and Bob will meet to create a new document. It will be forwarded to the board for review prior to the February 11<sup>th</sup> meeting.

Bob suggests if we are going to continue meeting VIA ZOOM then perhaps we should purchase a license for ZOOM. We have 3 board members with ZOOM accounts. The board doesn't feel this is necessary.

**Old Business**

Cashmere bridge has been cleared out for now. In the past, letters have been sent to the club to do their part to clean out under this bridge. They have not done this in years. Bob would like to send a letter to the GM at the club to see if they intend to help with this problem. There is a good bit of debris that comes through there and will cause significant issues if not addressed. Sara suggested that Bob meet with Eric, the superintendent at the country club, to discuss this issue.

Bernadette motion to adjourn was made and Ben seconded. Meeting was adjourned at 9:02 pm.

Next meeting is on February 11, 2021.

Respectfully submitted

Bernadette Russell  
Secretary, W-T POA Board of Directors

**Woodmere-Trentwood Property Owners Association  
Minutes of Board Meeting  
February 11, 2021**

**Directors Present:** Bob Dykeman, Casey Stewart, Bernadette Russell, Jamie Bowen, Karen Scheidegger, Ben Perez, Jim Boone, Nancy Pawlowski,

**Absent:** Sara Napier

The meeting was called to order at 7:01 PM by President Bob Dykeman, VIA ZOOM. Minutes of the January Board Meeting were approved by online prior to the meeting.

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

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
January 2021

**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>\$3,040.40</b>		
Obligations paid		(4,062.51)	
Transfer to MM (allocated to GRF from 2020)		(3,040.40)	
CTA first quarter dues		(18,188.75)	
Assessments		64,497.50	
Sedgemoor		569.55	
			<b>\$42,815.79</b>
<b>Money Market</b>	<b>\$77,123.92</b>		
Interest		4.43	
Transfer from CK (for general reserve)		3,040.40	
Transfer to RRF(allocated to RRF from 2020)		(15,725.00)	
Trans. to RRF (4 new homes Road Main. Fee)		(16,000.00)	
			<b>\$48,443.75</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$98,527.25</b>		
Interest		10.72	
Transfer from MM		15,725.00	
Transfer from MM (new homes Road Main.)		16,000.00	
			<b>\$130,262.97</b>
		<b>POA Bank Total</b>	<b>\$221,522.51</b>

**Payments**

Vendor invoices paid in the month totaled \$4,062.51 which includes \$3,000.00 to Bobby Branch for Fall Clean Up; \$400.00 to Harrington, Gilleland, Winstead, Feindel Lucas for legal POA correspondence; \$300

to Sabrina Fry for Entrance Landscaping; to \$40.84 James Boone for reimbursement for entrance; and the balance of \$321.67 to electric, water and telephone. Checking account retained earnings of \$3,040.40 transferred to MM for general reserve. \$18,188.75 paid to CTA for the first quarter dues.

### **50/50**

(NO 50/50 in Jan.2021)

### **Annual Due**

Dues payments deposited this month were \$64,497.50. Year to date dues payments of \$64,497.50 have been deposited.

### **Budget**

Income in the budget for the year is \$184,600.00 versus actual income of \$199,428.89. Total expenses year to date are \$177,918.74 leaving net income of \$21,510.15.

### **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)*

Just want to review for new members the standard for sending documents to be used at the board meetings. Please use my Woodmere email when sending me documents or issues for discussion. Also, any documents you send to be used in the minutes should arrive to me as a word document. If you send it in the body of an email, I have to create a document and then save it to the board docs. I have lost documents sent to my personal email as they often go to spam. It would help me stay organized. The typical sheets were not at the POA dinner in January and residents are asking about that. What is the password for the members only page on our website?

## **Committee Reports:**

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

Woodmere-Trentwood P.O.A.  
Architectural Report  
January 2021/February 2021

### **OLD BUSINESS**

- 599 Cashmere – I spoke with the homeowner about their letter and how the dirt has not been delivered. We discussed that they could potentially use mulch instead of dirt over the stone. I would like to propose that we allow this, to be completed by the end of February. After discussion, the board agreed as long as this is maintained.
- 785, 786 & 787 Cashmere, construction continues. We have approved the storm drainage plan provided with exception that they provide trench drains at the entrance to 785 & 786 similar to what has been installed at 787.
- Lot 573 Broadmoor Ct. plans have been approved for the deck/porch extension.

### **NEW BUSINESS**

- Lots 660 Chelsea, 787 Cashmere and a realtor for 786 Cashmere have asked for approval of privacy screens on the rear property lines. I would like to recommend that we provide an option for a privacy fence to be added to the Architectural Guidelines for ONLY those property lines that are adjacent to non-Trace properties.
- Ben made a motion was made for privacy fences with the restriction that the fence should only be at the back of the property, 6 foot tall, adhering to earth tones of brown or beige. Jamie seconded the motion.

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

Had the Fall/Winter leave pick-up completed last month.

Talked with Cushman Tree Services, and he has had to move out jobs due to the rains of past couple weeks. He is looking at doing the area behind the pool at end of month depending on any rain we might get in next couple weeks.

Looking into two locations for speed limit/stop signs, before I can come up with a cost to the board.

Our POA president talked to Sedgemoor POA president about removing the down and dead trees at entrance, and they are willing to pay the 60/40 to have it removed. Will discuss at meeting. Jamie made a motion to move forward with this and Karen seconded the motion. No dissention.

Jim Boone  
Road & Grounds

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

Woodmere-Trentwood P.O.A.

Recreation Report

February 11, 2021

**Old Business:**

- Waiver for the courts doesn't seem to be necessary.

**New Business:**

- Discuss new pool signage, does anything need to be refreshed, replaced.
- Tennis Court Maintenance
  - Signage update? Waiver wording?
  - Needs to be cleaned to avoid slick areas. Ben volunteers to do this.
  - What can be completed via volunteers / solicited manpower
  - Timeline – After Pollen Season?
- Pool Duty Calendar – When is it released for pool duty

**Social Care and Welcome** (Nancy Pawlowski)

**Social Committee Report**

We successfully had our first Woodmere-Trentwood POA dinner since March 4, 2020! The dinner was held on February 3 in the Hearthstone room with about 25 residents attending. The next dinner is scheduled for March 3<sup>rd</sup> following the POA Golf event. Grace Stewart has volunteered to take over the Welcome Committee chair position from Leslie Orlovsky/Karen Kennedy. Grace and I plan to meet and get acquainted once John and I return from the snowy north.

Respectfully submitted,  
Nancy Pawloski

## **C.A.R.E. January 2021 Report**

February 9, 2021

I am happy to report that there have been no emergency situations or medical needs for January.

I hope everyone, who is eligible, have received their first Covid vaccination. Information for Lee County residents can be found at [Leecountyhealth.org](http://Leecountyhealth.org). or Call 919-718-4640 for more information.

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

### **Welcoming Committee**

I accepted the responsibilities as the Welcoming Committee Chair as of January 25th. I dropped off Welcoming cards at all the January houses and have yet to hear from 1 of them. I greeted my first family, The Sinischo's at 779 Cashmere on the 28th. A phone call welcome was held with the Boone's at 787 Cashmere and with Sharlyn Lobo at 618 Chelsea Dr. An in-person meeting was also held with The Sanchaze's at 722 Chelsea Dr. Only Meeting that has not been done is with the residents at 730, but a second attempt to contact them is happening on Feb 10.

Grace Stewart

### **CTA Report** (Casey Stewart)

## **WT Vice President's CTA Report**

### **CTA Board of Directors' Meeting Notes**

**Thursday, Feb 11<sup>th</sup>, 2021 7pm**

1. Group Reports (CTCC, Utilities, Fire Dept)
  - a. Triangle Gold Academy is coming to CTCC, a "Senior (age 55+) Academy" to mirror the current "Junior Academy" ... April time frame.
2. President Remarks
3. Financial Report
  - a. Discussion as to whether we should or are obligated to provide our finances to the open public via our website. One point of view was to show how successful we are which might encourage or sway others to want to move to the Trace communities. The other side of view (which I shared) was to have the ability to connect our secretary to inquire

on our financial success... not to open to public for concerns of legal "opportunities" with those seeking financial gain.

- b. Vote landed with not providing public view of financial success.
- 4. Secretary Remarks
  - a. WT POA rep is on the tardy list for providing conflict of interest form (but it was sent today lol)
- 5. Committee Reports
  - a. Security and Safety
    - i. See policy below for Incidents and Responses related to SPA.

### Policy Regarding Incidents and Responses Within Carolina Trace

Incidents are categorized into the following groups:

1. Safety Related- This includes trespassers and other suspicious activity.
  2. Emergency Related- This includes medical emergencies, fires, car accidents, and disaster damage, like downed trees or power lines.
  3. Crime Related- This includes break ins, vandalism, and other criminal activity.
  4. Covenant Violations- This includes the violation of any POA specific covenant, such as burning policies, noise policies, guest policies, and facility use policies
- 
1. Safety related calls should ideally be directed to the Sheriff's Department, or to 911 should the incident feel serious enough to warrant it. SPA Officers may respond to these calls, if they are able, but as they are not a police force, they would only be able to monitor the situation and report to the proper authorities. Nowhere in their contract does it allow them to detain people for any reason, nor do they have the ability to provide a protection related response.
  2. Any and all emergency related situations need to be immediately reported using 911. All emergency services, the Fire Department included, must be notified via 911 to respond to a call, even for incidents such as downed trees. SPA Officers may respond to these calls should they be able and have the qualifications to assist in some way, but the gatehouse should not be the first call in these situations.
  3. All reports of criminal activity should be called in to the Sheriff's Department by the person who owns the property, be this the homeowner or the POA board, should common property be involved. It is appreciated when notice is given to either the Chair of the Security Committee or SPA Personnel so they are aware of the situation, but SPA Officers will not respond to these calls, they will direct the resident to contact the appropriate entity.
  4. Covenant violations should not be reported to SPA, these should be reported directly to the POA board. SPA Officers will not respond to these calls, they will direct residents to contact their POA board.

In order for SPA Officers to enter a POA, authorization must be given by that POA board. When this document mentions “if they are able”, it means that the gatehouse is suitably staffed to allow an Officer to leave the building, that the Officer is able to drive the SPA vehicle, it is an incident they are allowed to respond to, and that the POA has given their permission for SPA to enter.

- b. Traceway Roads and maintenance
  - i. Litter proposals 1.) install monitor system/cameras 2.) Hire litter pick up 2x/month 3.) assign POAs/ volunteers to have litter pick-up duty
    - 1. #2 won the votes... we will pay \$1,500 for twice a month litter pick up Nov-March
  - ii. Completed: North back gate damage repaired, Crack sealing on South Traceway, and mulching near some Bartlett pears (lol, I was lost here! Ha-ha)
  - iii. Upcoming: crack sealing of North Traceway, Boom replacement at main gate, Foam injection of culvers at Stonegate pond to help stabilize, South back gate in April.
  - iv. \*\* POAs will need to help supply volunteers when pavement seals hit our area for traffic control.
- c. Trace Lake and Dam
  - i. Nothing additional from the last 3 month on this topic (everyone waiting on access)

### **President Notes**

All board members needs to review the changes to the 2021 vision and goals for the March meeting.

Pool opening date and derby day (May 1<sup>st</sup>). Pool opening is considered for the 2<sup>nd</sup> week of April.

Motion to adjourn was made and seconded. Meeting was adjourned at 8:43 pm.  
Next meeting is on March 11th, 2021.

Respectfully submitted

Bernadette Russell  
Secretary, W-T POA Board of Directors

**Woodmere-Trentwood Property Owners Association  
Minutes of Board Meeting  
March 11th, 2021**

**Directors Present:** Bob Dykeman, Casey Stewart, Sara Napier, Bernadette Russell, Jamie Bowen, Ben Perez, Nancy Pawlowski

**Absent:** Karen Scheidegger

The meeting was called to order at 7:06 PM by President Bob Dykeman, VIA ZOOM. Minutes of the February Board Meeting were approved by online prior to the meeting.

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

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION  
FINANCIAL REPORT  
February 2021

**BANK BALANCES**

At the end of February 2021, 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>\$42,815.79</b>		
Obligations paid		(444.18)	
Transfer to MM		(40,000.00)	
Assessments		40,392.50	
			<b>\$42,764.11</b>
<b>Money Market</b>	<b>\$48,443.75</b>		
Interest		6.68	
Transfer from CK		40,000.00	
			<b>\$88,450.43</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$130,262.97</b>		
Interest		9.99	
			<b>\$130,272.96</b>
		<b>POA Bank Total</b>	<b>\$261,487.50</b>

**Payments**

Vendor invoices paid in the month totaled \$444.18 which includes \$94.70 to All Digital for New Residents Welcome Packets; \$42.05 to James Boone for entrance work, and the balance of \$307.43 to electric, water and telephone. Transfer of \$40,000.00 to the Money Market Account.

**50/50**

(NO 50/50 in Jan. & Feb. 2021)

**Annual Due**

Dues payments deposited this month were \$40,392.50. Year to date dues payments of \$104,890.00 have been deposited.

**Budget**

Income in the budget for the year is \$186,650.00 versus actual income of \$105,491.37. Total expenses year to date are \$22,695.44 leaving net income of \$82,795.93.

### 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.

There is a discussion about moving some of this money into CDs to allow for more interest. About \$30,000 will be needed in the fall to do road repair. Sara suggests we open a CD of about \$75,000 to begin. The board would like to know the penalty for early withdrawal. Sara will look into several things and we will circle back to this.

### 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*)

Oscar Roberto is moving so we will need someone to manage the website for us. That person will need to get with Oscar rather quickly to be caught up to speed. Ben Perez agreed to take this position. The Treasury position needs to be filled.

### Committee Reports:

#### Architectural (*Jamie Bowen*)

Woodmere-Trentwood P.O.A.  
Architectural Report  
February 2021/March 2021

### OLD BUSINESS

- 599 Cashmere – Mulch has been installed. I plan to send an email asking them to border the new mulch on all 4 sides as it appears that cars have drove over the mulch.
- 785 & 786 Cashmere - construction continues. Interior finishes have begun in both houses and the driveway for 786 has been formed.
- Lot 573 Broadmoor Ct. – work has begun on the deck/porch extension.
- Lot 682 Chelsea – Clearing has been completed and footings have been flagged for excavation to begin.
- Lot 578 Broadmoor - Construction has not yet started.

- Lot 707 Essex – Construction has not yet started but permit box is on site and Porta-John has been delivered.
- Privacy Fence Guidelines

### **NEW BUSINESS**

- 674 Thames Ct. – request to paint house

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

Roads and grounds February 2021

Talked with Cushman about starting on the two projects he has with us. Depending on rain fall this week, he is planning on removing the down trees at front entrance end of this week. The area behind pool is still too wet to get his equipment up the hill. Will be looking at it in next couple weeks, depending on the weather hoping to have it done by end on month.

Been cleaning up roadside ditches on vacant lots. Working on right side from Trace Way up Chelsea with volunteers a couple days a week depending on weather. After both sides of Chelsea are done, with work on Broadmoor and Cashmere. Will take 3-4 weeks to complete.

Removed all the plants at the brick wall planter at main entrance, Added bags of soil to bring up level so plants can be seen this Spring. Replanted and watered the plants.

Someone got stuck at the bottom of the new drainage we just put in at Cashmere col-da-sac. Thanks to Casey and Mike Stewart security cameras, we identified the company and they got together with Mark Reynolds and payed to have the damaged repaired.

A plan has been handed out to show the plans for speed limit signs and stop signs throughout the community. Discussion about the legality of putting up stop signs. It is unenforceable. A motion is made to move forward with a limited number of speed limit signs without the stop signs by Ben Perez, seconded by Sara Napier . Motion is passed. To be re-visited 6 months after implementation.

Mowing will begin in mid-April.

Jim Boone

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

Woodmere-Trentwood P.O.A.  
Recreation Report  
February 11, 2021

#### **Old Business:**

- None

#### **New Business:**

- Start scheduling required pool maintenance – Warmer Weather is coming
- Tennis Court Maintenance
  - Pressure wash tennis courts

- Schedule Dates? – Handle internally – need volunteers
- Pool Duty Calendar – When do we kick off sign-ups

Discussion: Facebook worked as well as setting up a table at the pool until the CDC changes to rules due to the pandemic.

Chlorine shortage due to covid which may continue through 2022. Josh has enough chlorine to get us through the summer.

**Social Care and Welcome** (Nancy Pawlowski)

**Social Committee Report**

This month there were 30 in attendance at the POA Dinner in the Hearthstone Room on March 3<sup>rd</sup>. My husband and I, along with the Dykeman's will host the April dinner. The format will include 3 entrée items. The Hearthstone Room can hold 46 but the ballroom can handle 60. April dinner/golf will be on the 7<sup>th</sup> in the Hearthstone Room with sign up sheets for May, which will be held in the ballroom. May 1<sup>st</sup> Kentucky Derby party is in the beginning stages.

Nancy Pawlowski

**C.A.R.E. February 2021 Report**

March 9, 2021

I am happy to report that there have been no emergency situations or medical needs for January.

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

**CTA Report** (Casey Stewart)

CAROLINA TRACE ASSOCIATION  
Board of Directors' Meeting Notes  
Tuesday, March 2nd, 2021 7:00 pm

Groups

CTCC – New mats on the driving range, golf academy starting soon, lake still lowered for maintenance

Utilities- (absent/no report)

Fire Dept- 3/9/21 public hearing for those interested in review of 2021 budget, also discussion on areas around trace becoming annexed into the city (city has no interest in CT for future inclusion)

President Remarks David Smoak- topics: POAs accountable for maintaining quality/value of new and current homesteads, homeowners' role in home security measures vs SPA, operation principles of back gates (south gate soon to open for use)

Financial Report- 2020 was a positive year for CTA, we met and exceeded our financial goals while at the same time completing our planned capital projects and adding a few new ones during the year. Discussion on POA insurance coverages within CTA.

#### Committee Reports

a) Security & Safety- recent damage to mailboxes at the front turnaround being investigated, new discussion on vehicles not owned/registered by residents of trace being issued (ex. Company cars/trucks, caretaker for resident) most likely plan is to allow sticker with automatic shut off at 1yr. -needing to show proof of need to reactivate it.

#### b) Traceway Roads & Maintenance

##### Completed

- 1) Finished crack sealing of all Traceway roads
- 2) Foam injection of Culverts at Stonegate pond to stabilize earth around the culverts.
- 3) Replaced boom at visitors' entrance at gatehouse.

##### Upcoming

- 1) Spin Casting of Culverts at Stonegate pond - nu-pipe
- 2) Improve and extend drainage issue in medium south of Emery Point road
- 3) Replace damaged mailboxes at gatehouse turnaround.
- 4) Asphalt work extending roads and repairing roads.

\*\* in late May, POAs will need volunteers to assist with their portion of

Traceway for traffic control related to 2-3days of road maintenance.

c) Trace Lake and Dam Committee- Surveyor was able to get in for project and is creating map for further work needed.

New Business- Hidden Lake put to vote having the new south gate be a "sticker only" exit... meaning not a "free exit" back gate. Two votes were in favor due to concerns of trespassing and safety, ultimately voted down by majority vote.

Next meeting: Tuesday, April 6 at 7 pm

#### **New Business from the President:**

Spring newsletter is due on April 15th. Board members are asked to have their contributions to the secretary by April 1st.

Clean up is going to be scheduled around April 17<sup>th</sup> or so.

Lot 696—the county took over this lot and it was sold to a new owner. The new owner has complained about a creek on the property and had expectations that the POA would pay to have the creek removed. Our lawyer let the owner know that the POA will not remove the creek. The owner may push this further.

Privacy fences—pictures were sent to the board members of suggested privacy fences. The Shadow box privacy fence is the preferred option. All residences that request a privacy fence, if approved, will use this type of fence. A motion is made by Bernadette to allow residents to erect a 6-foot Shadow box privacy fence on non-Trace properties, Casey seconded the motion. All concur.

Motion to adjourn was made and seconded. Meeting was adjourned at 8:30 pm.  
Next meeting will in person on April 8th, 2021 at 7 PM.

Respectfully submitted

Bernadette Russell  
Secretary, W-T POA Board of Directors

**Woodmere-Trentwood Property Owners Association**  
**Minutes of Board Meeting**  
**April 8th, 2021**

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

**Absent:**

The meeting was called to order at 7:07 PM by President Bob Dykeman, at the home of Karen Kennedy. Minutes of the March Board Meeting were approved by online prior to the meeting.

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

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION  
FINANCIAL REPORT  
March 2021

**BANK BALANCES**

At the end of March 2021, 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>\$42,764.11</b>		
Obligations paid		(6,417.86)	
Transfer to MM		(60,000.00)	
New Home Road Main. Fee		4,000.00	
Assessments		77,662.50	
			<b>\$58,008.75</b>
<b>Money Market</b>	<b>\$88,450.43</b>		
Interest		11.29	
Transfer from CK		60,000.00	
			<b>\$148,461.72</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$130,272.96</b>		
Interest		11.06	
			<b>\$130,284.02</b>
		<b>POA Bank Total</b>	<b>\$336,754.49</b>

**Payments**

Vendor invoices paid in the month totaled \$6,417.86 which includes \$3,900.00 to Bobby Branch for Fall/Winter Leaf pick up; \$1,003.71 to CTA for Property Insurance; \$950.00 to Cushman Tree Service for taking tree down at the entrance and removal of downed trees; \$239.14 to James Boone for Culvert Clean Out Tool and soil at front entrance; \$18.50 for deposit slips, and the balance of \$306.51 to electric, water and telephone. Transfer of \$60,000.00 to the Money Market Account.

**50/50**

(NO 50/50 in Jan., Feb. March 2021)

**Annual Due**

Due's payments deposited this month were \$77,662.50. Year to date dues payments of \$182,552.50 have been deposited.

**Budget**

Income in the budget for the year is \$186,650.00 versus actual income of \$187,176.22. Total expenses year to date are \$29,113.30 leaving net income of \$158,062.92.

**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**

Discussion regarding moving money into CDs—we need to make sure that we leave enough cash to take care of our goals for the next year or two. Several things need to be resolved before we make this move.

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

The 2021 Newswire has been emailed to all board members for approval. I hope to send it out to all residents by April 10<sup>th</sup>. I will begin working on the updated residents listing with the help of Ben Perez. I have a set a personal deadline to be completed, printed and in people's mail slots by April 30<sup>th</sup>.

**Committee Reports:**

**Architectural** *(Jamie Bowen)*

Lot 788 was approved for new home construction.  
Lot 610 is requesting a split rail fence.  
Lot 762 has sent request to build a home—approval pending.

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

Cushman finished the tree removal and brush clean up behind pool area down to the golf course. There were 4 more trees that needed to be removed so since he was there the cost was \$175.00. The quote that the board previously for \$2050.00, with the extra \$175.00 the total expense of \$2225.00. Next step is working with Warren Garbe to stake out the new flow route so the contractors bidding on the job. At that point we will see what we need and make sure we are not on privately owned property.

Found a company for 10 speed limit signs for \$253.60 plus the costs of posts and shipping for a total of \$747.60. We will match our current signs with a 4 X 4 painted green. Ben made a motion and Karen Kennedy seconded.

Still working with asphalt companies, took Davis Co. around, still waiting on their quote. Also, waiting on Ace Pavings' quote.

Working with volunteers and clearing brush in front of empty lots. Chelsea is nearly done. Will begin on Broadmoor and Cashmere shortly.

We have added soil to both brick planters at the entrances—this will allow the blossoming flowers to be more visible.

We got the lawn service bids. Terry Currin was awarded the 2021 contract. Mowing will begin April 16<sup>th</sup>. I will ensure the pool area is ready for Derby Day.

Pool cleanup is April 24<sup>th</sup> at 9 am. Branch pick up is April 29<sup>th</sup> and 30<sup>th</sup>, weather permitting.

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

Pool opening date: May 1 (KY Derby Event)

Researching the CDC info concerning capacity and update signs.

Pool sign-up sheets will be available beginning at the KY Derby Event.

Tennis/Pickleball common area clean up.

Charge for pool drainage (\$300). Main drain new cover required (\$400).

Meter read prior to pool drain and refill. Potentially to save of costs for pool fills.

Pool permits, Lee Co. Environment of Health (\$163)

Carolina Trash, Tony Fargoine will begin pickups on May 1<sup>st</sup>.

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

SOCIAL, WELCOME AND CARE REPORT

MARCH 2021

Social: Nancy Palowski has taken a leave of absence from this position until at least July 1<sup>st</sup>. She will let us know when she can resume her Social duties. Karen Kennedy has volunteered to fill in on a temporary basis.

Welcome: Grave Stewart has resigned from the Welcome Committee and Karen Kennedy/Henry Kennedy have taken over the position. We will be welcoming quite a few people and will report on it next month.

The Kentucky Derby will be May 1<sup>st</sup>. Fliers have been delivered to all residents. A Blast will be sent out.

BYOB.

Jeri Hey wanted the retired from chairing the CARE Committee and Suzanne Dykeman has graciously volunteered to take up her position. Jeri will stay in touch with Suzanne for support for a while.

Respectfully submitted  
Karen Kennedy

## **C.A.R.E. March 2021 Report**

April 8, 2021

A neighbor in my area had a heart procedure in March. He is recovering at home. Meals from neighbors have been provided.

I am retiring/resigning my position as CARE Chairman as of June 1, 2021. I am very grateful to Sue Dykeman for volunteering to be the next Chairman. She is going to do a great job as the next chairman.

I will remain as a coordinator for Area 10. It has been truly a rewarding experience to have been the CARE Chairman for the past several years. The ladies I have worked with are all so dedicated to making WT a wonderful, caring community.

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

### **CTA Report** (Casey Stewart)

#### **WT Vice President's CTA Report**

##### **CTA Board of Directors' Meeting Notes**

#### **CAROLINA TRACE ASSOCIATION**

##### **Board of Directors' Meeting Notes**

Tuesday, April 6th, 2021

CTCC- Condos on Country Club Drive (pending approval by Zoning Board) building begins July.

24-Hour fitness now available at Club House

Utilities- April 1 and Oct 1 our water service will add \$ for "semiannual" system improvements.

Concerns are being brought up due to line items not actual *system improvements*, but other costs that are not titled appropriately.

Fire Dept- no report.

President Remarks David Smoak- Topics: CTA needs new treasurer, maintenance projects for lowering lake caused high # complaints, high speeds on Trace Way, poor USPS delivery system/ complaints, CTA Webmaster is Ernie Patterson, future 5K/10K recreational run.

Financial Report – in good standings.

Secretary Remarks – no report

#### Committee Reports

Security & Safety- Open House/Estate Sale policy and E-Sticker Applications available on webs site and at Guardhouse. June/July for South Gate fully operational. Next project will be switching front main gate to new system as well. This will require switching all “old/current” stickers the new stickers, concerns discussed on how lengthy the process is to have security place sticker. \*\*new residents should avoid requesting sticker in MAY (wait for new sticker in June).

Traceway Roads & Maintenance- JUNE 7<sup>TH</sup> AND 8<sup>TH</sup> Trace Way will have its resurfacing done, there will be road restrictions (one-way traffic) and each POA will need to provide two volunteers to help for a 2.5-3hr shift to ensure safe traffic. \*unsure if emergency gates will be open, still reviewing. + see TRAM report.

\*\*Maintenance at back North Gate complete, the delay was reduced for the new arm (these are faster) - BUT! -if you “hug” the gate as it opens it will trigger the gate to stay open longer. Please stay stopped at sign/gate opening and wait for gate to completely open to ensure proper sequencing of timer.

Trace Lake and Dam Committee – Timmons Group still finalizing required plans for Dam (evac plan, tree removal, maintenance road, etc.).

Old Business- more to come with review and discussion with county and Fire regarding open burning.

New Business- There is a white sailboat parked at Harbor Creek in which the POA would like to be removed, they are unable to discover or locate owner (does not live in HC).

#### **New Business**

Group decision to have a town meeting to meet and greet with the hopes of meeting the new residents and encourage their involvement in the POA golf, dinners, and events. Tentative date of June 5<sup>th</sup>. Ben Perez, Mike Stewart, and Bob Dykeman will get this moving.

POA dinners will resume in May to the pre-pandemic system. Sign-up sheets for golf and dinner are outside the pro shop as well as emailing the host if you prefer. Non-members can pay by cash or checks. These payments should be deposited in the POA mailbox 8 days prior to the dinner. We need a minimum of 46 diners to use the ball room. All those interested should email Ben Perez at: wtrecrationalchair1poa@gmail.com.

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

Next meeting is on May 13th, 2021 at the pool area.

Respectfully submitted

Bernadette Russell

Secretary, W-T POA Board of Directors

**Woodmere-Trentwood Property Owners Association  
Minutes of Board Meeting  
May 13th, 2021**

**Directors Present:** Bob Dykeman, Casey Stewart, Sara Napier, Jamie Bowen, Karen Scheidegger, Nancy Pawlowski, Karen Kennedy

**Absent:** Bernadette Russell, Ben Perez

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

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

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION  
FINANCIAL REPORT  
April 2021

**BANK BALANCES**

At the end of April 2021, 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>\$58,008.75</b>		
Obligations paid		(21,402.94)	
Transfer to MM		(25,000.00)	
New Home Road Main. Fee		4,000.00	
Assessments		1,867.50	
Sedgemoor Sharing for Entrance		577.20	
			<b>\$18,050.51</b>
<b>Money Market</b>	<b>\$148,461.72</b>		
Interest		7.13	
Transfer from CK		25,000.00	
			<b>\$173,468.85</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$130,284.02</b>		
Interest		5.35	
			<b>\$130,289.37</b>
		<b>POA Bank Total</b>	<b>\$321,808.73</b>

**Payments**

Vendor invoices paid in the month totaled \$21,402.94 which includes \$18,188.75 to CTA for our 2<sup>nd</sup> QTR Dues; \$2,215.00 to Cushman Tree Services for removal of down brush and tree from behind the pool area; \$428.00 to Fix It Plumbing to test and certify the four back flow valves; \$163.00 to Lee County Health Dept. for the pool license; \$99.00 for the Website; and the balance of \$309.19 to electric, Water and telephone.

Transfer of \$25,000.00 to the Money Market Account for interest earned income.

**50/50**

(NO 50/50 in Jan., Feb., March & April 2021)

**Annual Due**

Due's payments deposited this month were \$1,867.50. Year to date dues payments of \$184,420.00 have been deposited.

**Budget**

Income in the budget for the year is \$186,650.00 versus actual income of \$193,633.40. Total expenses year to date are \$50,516.24 leaving net income of \$143,117.16.

**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 will continue to research bonds and CD's.

**Sara Napier, Treasurer 2021**

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

The updated directory has been printed and delivered. I have been able to update a few phone numbers and email addresses.

**Committee Reports:**

**Architectural** *(Jamie Bowen)*

**OLD BUSINESS**

- 785 & 786 Cashmere – it appears that 786 is complete and 785 is complete other than landscaping.
- Lot 682 Chelsea – framing is complete.
- Lot 578 Broadmoor - Construction has not yet started.
- Lot 707 Essex – Clearing of the lot has taken place to get ready for construction.

## NEW BUSINESS

- 610 Cashmere – request for split rail fence has been approved.
- 677 Chelsea – request to paint house has been approved.
- 787 Cashmere – request for privacy fence and split rail fence has been approved.
- 694 Chelsea – request approval to paint the front door. Need to review and approve.
- 667 Chelsea – request approval for a split rail fence. Need to review and approve.

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

Had 25 volunteers for Spring pool clean-up. And thanks to the volunteers that pulled branches and logs from end of Cashmere that Bobby Branch said took over a full truck load to haul away.

Mowing service has started for the year in all common areas within POA

Spring branch pick-up was done, and with the mowing started the POA grounds and the pool-tennis looked good for Derby Day party

Working on front entrance with volunteers for plants, repair of beds and adjusting sprinklers to provide color and not waste water

Ditch clean-up of empty lots is almost done. Only have 3 or 4 left. Special thanks to Bob Dykeman, Warren Garbe and John Kopta for their hard work, and help.

Removed 2 dead trees for safety reasons at 592 or 593 Chelsea and 611 Cashmere. \$300.00 each

Working with paving companies to update their estimates for 7 areas that need our attention. Hope to have work started May-June time frame.

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

#### Old Business:

- Pool is open
- Contract is established for pool service.
- Trash pick-up is running as of 01 May 2021

#### New Business:

- BBQ Grills
  - Boards thoughts on replacing 1-2 of the grills. I have had several inquiries from pool users. 3<sup>rd</sup> grill needs to be hauled off to the dump. I can handle that.
- I am still open for working a Meet & Greet (Pizza Party) at the pool. Not sure if there is enough time to plan for the 1<sup>st</sup> week of June. Recommend we start brainstorming now and move to a weekend end of June or sometime in July.

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

April 2021 Social, Welcome and CARE Report

March POA Dinner was well attended, and we have decided henceforth we will try to have them in the ballroom.

Henry and Karen Kennedy handed out 3 Welcome Packages this month to people that it was reported that they had not received anything. 676B Chelsea, 784 Cashmere Ct., Nathan Brooks, 628 Angus Ct, Mario Case. One of them came to the Derby and met all of us.

CARE this month did not require any action. There was one couple that lost a son, but they said they did not need any assistance. We, as a POA sent a Spiritual Bouquet to them to show our condolences.

**New Business**

Bob D. will be looking into seasonal water turn off & Testing Backflow. Volunteers for Traceway Sealcoat June 7&8 have been submitted.

Town Hall Agenda to be published before June 5th meeting.

Motion to adjourn was made by Karen and seconded by Jamie. Meeting was adjourned at 9:02 pm. Next meeting is on June 10th, 2021 at the home of Bob Dykeman.

Respectfully submitted

Bernadette Russell.

**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 Meeting  
July 08, 2021**

**Directors Present:** Bob Dykeman, Casey Stewart, Sara Napier, Karen Scheidegger, Nancy Pawlowski, Ben Perez, Bernadette Russell, Jim Boone

**Absent:** Jamie Bowen

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

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

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
June 2021

**BANK BALANCES**

At the end of June 2021, 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>\$17,182.83</b>		
Obligations paid		(756.64)	
Assessments		1,020.00	
50/50		209.00	
			<b>\$17,655.19</b>
<b>Money Market</b>	<b>\$173,476.22</b>		
Interest		7.13	
			<b>\$173,483.35</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$130,294.90</b>		
Interest		5.35	
			<b>\$130,300.25</b>
		<b>POA Bank Total</b>	<b>\$321,438.79</b>

**Payments**

Vendor invoices paid in the month totaled \$756.64 which includes \$270.00 to Currin Landscaping for May Lawn Service; \$165.96 to All Digital for Residents Directory & Copy Club Membership; \$48.32 to James Boone for reimbursement for Flowers for Entrance & Special tool for Sprinkler heads; and the balance of \$272.36 to Water and telephone.

**50/50**

(NO 50/50 in Jan., Feb., March & April 2021) \$209.00 was collected for 50/50 for the month of May. The total collected in 2021 for 50/50 is \$423.00.

**Annual Due**

Due's payments deposited this month were \$1,020.00. Year to date dues payments of \$197,412.00 have been deposited.

**Budget**

Income in the budget for the year is \$189,350.00 versus actual income of \$199,194.78. Total expenses year to date are \$56,447.56 leaving net income of \$142,747.22.

### **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)*

Annie Moeller has expressed interest in replacing myself as the secretary for 2022. A request has been made for a properly working clock at the pool area.

### **Committee Reports:**

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

Approved fence for lot #667

Roof approved for #612

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

Received tree removal estimates for Chelsea 670 and Chelsea 654. Will discuss at meeting with board. The total cost will be \$500 for lot 670. Ben made a motion, Casey seconds. Motion approved. Lot 654 has 5 trees that are leaning into their property. The homeowner agreed to pay half of the cost. Estimate is \$1000. Jim makes a motion, Casey seconds. Motion approved.

Still clearing and removing limbs and brush throughout POA. Thanks to the volunteers.

Moving forward with paving projects.

Will be working with POA President and volunteers on redoing the drainage at Trace Way and Chelsea Drive, in front of the brick wall to see what can be done to improve water runoff and appearance when entering our POA.

Jim Boone

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

**Old Business:**

- BBQ Grills – All in working order
- Meet & Greet and Town Hall – Complete
- Butt Can – Placed near gate entrance.

**New Business:**

- Phone Line INOP
  - Bob called in a work order and a temp line is in place until they can come out and permanently fix
- Meet and Greet
  - 117 signed up, about 90 attended (weather)
  - Put line in budget for 1X or 2X summer events
  - Do we put another event on in Aug (Back-2-School)?
- Pool Vandalism
  - Discuss security concerns (Cost vs. Actual Risk)
  -

**Social Care and Welcome** (Nancy Pawloski)

**WELCOME:**

Karen Kennedy did not submit a Welcome report for this month.

**CARE:**

Sue Dykeman reports that there was no activity for the Care group for this month.

**SOCIAL:**

The Town Hall/Pizza Party was a great success. There were well over 90 people in attendance, and many were new faces. Kudos to Ben Perez and his team for the idea, planning and execution.

The July POA dinner was July 7 and was hosted by Bill and Penny Elliott and Dennis Barrick and Bernadette Russell. 57 residents attended the dinner and 24 residents played in the POA golf outing.

The Ciccotti's and the Dykeman's will host the August dinner.

Respectfully submitted,  
Nancy Pawloski

## **CTA**

Proposed budget includes an increase of the dues for unimproved lots. The board will vote on raising the rates on unimproved lots in 2022. WT increased the dues for unimproved lots recently to increase to 75% over 5 years. We suggest all POAs follow something similar. CTA suggests raising the amount to \$100 for each unimproved lot. This would cost our POA \$5500. In theory, we will save money because there will be a decrease on the amount we pay for improved lots.

Casey calls for a vote on this issue for 2022. Board members call for more information and as it stands, would considering agreeing to this over a 3-to-5-year span. The motion was tabled until the August meeting.

CTA is seeking a proposal to create walking paths in various areas around Trace.

Do we approve a \$75k cost to repair the culverts in 2021 instead of 2022? Casey makes this motion. All board member agrees.

Next-door is being used to send out information. This information is going out to other communities outside of Trace. Some of this information is considered a security risk and should be limited to only CTC.

## **New Business**

Significant water run issues stemming from the new neighborhood behind homes on Chelsea Drive—Lexington Farms subdivision. The state inspector has come in three times and sent changes required by the builder. It has helped but has not solved the problem.

Pool security—due to recent vandalism, we are considering a security system. Is the cost of security necessary? We have only experienced 2 issues in many years. Ben Perez will do some research on costs and details.

Kids on golf carts—Several emails have been sent regarding children driving golf carts dangerously. The state law requires a person to be over the age of 16 and in possession of a current driver's license to drive a golf cart on public roads. CT has only private roads, so it is proposed that we add a change to our R and Rs. Bernadette will send out a blast addressing this safety issue.

Budget—Sara submitted a budget for consideration. This will be reviewed and voted on at the August board meeting.

There are several improvements necessary at the pool area. The gutters need work, the bathroom mirrors and paper holders need to be replaced, the floors need to be painted in the rest rooms. An estimate for \$600 to make these improvements. The furniture needs to be replaced, estimate of \$500. The electrical panel in the pump house needs to be updated over a 3-year span.

Nominating Committee—3 board members are needed to create this committee. The President, the Architecture Chair, the Secretary and the Treasurer positions will be open as of December 2021. Ben Perez, Karen Scheidegger and Sara Napier will create this committee.

The meeting was adjourned at 9:30 by Nancy and seconded by Ben.

The August meeting will be held on August 12<sup>th</sup> at 7 pm.

Respectfully submitted

Bernadette Russell.

**Woodmere-Trentwood Property Owners Association  
Minutes of Board Meeting  
August 12th, 2021**

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

**Absent:** Ben Perez

The meeting was called to order at 7:09 PM by President Bob Dykeman at his home. Minutes of the July Board Meeting were approved by online prior to the meeting.

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

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
July 2021

**BANK BALANCES**

At the end of July 2021, 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>\$17,655.19</b>		
Obligations paid		(19,488.93)	
Transfer from Money Market into CK.		10,000.00	
50/50		91.00	
Sedgemoor Entrance Sharing		350.35	
Road Maintenance Fee-New Home		4,000.00	
			<b>\$12,607.61</b>
<b>Money Market</b>	<b>\$173,483.35</b>		
Interest		7.01	
Transfer to Checking Acct.		(10,000.00)	
			<b>\$163,490.36</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$130,300.25</b>		
Interest		5.53	
			<b>\$130,305.78</b>
		<b>POA Bank Total</b>	<b>\$306,403.75</b>

**Payments**

Vendor invoices paid in the month totaled \$19,488.93 which includes \$18,188.75 to CTA for Quarterly Dues, and the balance of \$1,300.18 to Electric, Water and telephone.

**50/50**

(NO 50/50 in Jan., Feb., March & April 2021) \$91.00 was collected for 50/50 for the month of July. The total collected in 2021 for 50/50 is \$514.00.

**Annual Due**

Due's payments deposited this month were \$0.00. Year to date dues payments of \$197,412.00 have been deposited.

**Budget**

Income in the budget for the year is \$189,350.00 versus actual income of \$199,648.67. Total expenses year to date are \$75,936.49 leaving net income of \$123,712.18.

#### **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**

Budget discussion: should the tennis courts be resurfaced at the expense of \$40k as it seems to be only used for Pickleball? Board decides to send out a survey asking multiple questions. Casey will begin work on a survey. The budget proposal was opened to discussion, some minor changes were made.

The CTA 2022 has been reviewed by all members. Discussion regarding the increase of dues for both improved and unimproved lots. Casey Stewart made a motion to pass the CTA budget. Jamie Bowen seconded the motion.

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

Requested to purchase some additional items for the Halloween items for the yearly party. Bob Dykeman promised to address the lighting for the party.

#### **Committee Reports:**

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

#### **OLD BUSINESS**

- 785 Cashmere – Owners have put in landscaping.
- 786 Cashmere – appears new owners have moved in?
- 788 Cashmere – house has been framed and roof installed ready for interior rough-ins.
- Lot 682 Chelsea – The home is almost complete, driveway was mostly formed up to be poured as of yesterday evening.
- Lot 578 Broadmoor – On hold.

- Lot 707 Essex – Foundation walls have begun construction.
- 762 Turnbury – Clearing of the lot has been performed.

**Roads and Grounds** (Jim Boone)

Have removed and disposed of over 3,000 lbs. of branches, limbs and shrubs from roadside ditches and empty lots. Thanks to the volunteers, Bob Dykeman, Warren Garbe, and John Moeller for their time and help. Still have a couple lots left in cul-de-sacs.

Have removed the trees that were voted on last month and have the post and rails to repair the POA fence line behind Lot 670. Should be completed next week.

Paving will be done, hopefully by end of September. Working with Mark Mitchell for his timeline. Will keep board posted.

Fall branch pick-up for the week of November 15-19, 2021

Will be working with a couple board members and Warren G. for phase 1 of pool drainage statement of work. Hoping to have a contract by December 31, to use this years' monies.

Jim Boone

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

Old Business:

Nothing to report.

New Business:

- Tennis Court resurfacing
  - According to notes resurfacing was recommended in 2018.
  - Currently pending a ROM from North State Resurfacing is ballparked at 18K – 40K
    - Visual inspection is required for formal pricing. The board will need to let Karen and I know if that's the direction we need to proceed.

**Social Care and Welcome** (Nancy Pawloski)

Social Committee Report for July, 2021

There were 27 golfers for the August Woodmere-Trentwood POA outing and 39 residents attended the dinner. The next POA dinner will be September 1 and will be a joint function with the Sedgemoor POA. Henry and Karen Kennedy will be the hosts.

Respectfully submitted,  
Nancy Pawloski

Subject: Care Report 7/2021

It is with great sadness that I have to report Neil Rotter passed away in July 2021. Sincere heartfelt wishes go put to Neil's family & close friends.

Also 2 residents were hospitalized & their care givers notified & meals were coordinated to help in their recovery.

Respectfully Submitted  
Suzanne Dykeman

Henry and I contacted Kevin Pacpoco and wife, David and Molly Sharping and Randy and Sue Wagner. Got info back on Sharping but not anyone else. Will follow up with them.

Respectfully submitted  
Karen and Henry Kennedy

Respectfully submitted,  
Nancy Pawloski

**Old Business**

Nominating Committee: candidates need to be found by September.

**New Business**

Our Facebook page is only for the residents of Woodmere-Trentwood but several contractors and real estate companies are on our page. Do we want to make this more

exclusive or is there any reason to do that? This is an unmonitored social media platform to share information for residents.

Labor Day pool party—September 6<sup>th</sup> cookout at the pool. All in favor of this project. Water/sewer increase is proposed. There will be public meetings in December. Time and place to come. Residents are encouraged to attend.  
Book exchange will be erected down by the pool area by Bob Dykeman.

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

Next meeting is on September 9th, 2021 at the home of Bob Dykeman.

Respectfully submitted

Bernadette Russell.

**Woodmere-Trentwood Property Owners Association**  
**Minutes of Board Meeting**  
**September 9<sup>th</sup>, 2021**

**Directors Present:** Bob Dykeman, Casey Stewart, Sara Napier, Jamie Bowen, Karen Scheidegger, Nancy Pawlowski, Bernadette Russell, Jim Boone, Ben Perez

The meeting was called to order at 7:07 PM by President Bob Dykeman at his home. Minutes of the August Board Meeting were approved by online prior to the meeting.

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

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
 FINANCIAL REPORT  
 August 2021

**BANK BALANCES**

At the end of August 2021, 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>\$12,607.61</b>		
Obligations paid 50/50		(1,076.69) 63.00	
			<b>\$11,593.92</b>
<b>Money Market</b>	<b>\$163,490.36</b>		
Interest		6.94	
			<b>\$163,497.30</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$130,305.78</b>		
Interest		5.53	
			<b>\$130,311.31</b>
		<b>POA Bank Total</b>	<b>\$305,402.53</b>

**Payments**

Vendor invoices paid in the month totaled \$1,076.69 which includes \$486.00 to CTA to State Farm for the Fidelity Bond Insurance, and the balance of \$590.69 to Electric, Water and telephone.

**50/50**

(NO 50/50 in Jan., Feb., March & April 2021) \$63.00 was collected for 50/50 for the month of August. The total collected in 2021 for 50/50 is \$577.00.

**Annual Due**

Due's payments deposited this month were \$0.00. Year to date dues payments of \$197,412.00 have been deposited.

**Budget**

Income in the budget for the year is \$189,350.00 versus actual income of \$199,724.14. Total expenses year to date are \$77,013.18 leaving net income of \$122,710.96.

**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**

An amendment will be proposed at the November annual meeting to increase the new home construction fee of \$4000 to \$5000 as of January 2022.

Discussion to balance the budget

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

Casey and I purchased additional items for the yearly Halloween for the party.  
Bob Dykeman and Ben Perez will handle the lighting for the party.  
Bernadette makes a motion to cancel the October POA dinner, Ben Perez seconded the motion.  
Sara suggests we seat only four people at a table. Bernadette will send out a blast to see what the community thinks.  
I need the new nominees Bios by November 1<sup>st</sup>.

**Committee Reports:**

**Architectural** *(Jamie Bowen)*

777 Cashmere driveway was washed out by the new construction. Board members have addressed this issue with the builder. There may be little the POA can do.  
668 is having similar issues. Bob D. is helping the homeowner to the extent the POA can.

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

August was a HOT and humid month, so Roads and Grounds was a little quiet.  
POA fence behind 670 was completed with replacement rails and posts as needed.  
Talked with Mitchell Paving last week, and our paving projects are still on track to be completed by end of September.  
Worked with Bob D. on the water leak on pavement at front entrance. Turned off our water supply and saw no different. Will work with Carolina Water for their input.

Fall clean up on October 9<sup>th</sup>.

Jim Boone

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

Old Business:

- **Tennis Court Quotes**

- Got the quotes from North State resurfacing, they are giving me several options.
- They are scheduled out to next June if we do decide to go that route

Talking with Melissa Lucas (Mallard Cove Pres) they are working quotes from Carolina paving for their courts. We will swap info when we have it from vendors.

New Business:

- **Pool Date Close is October 3rd.**
- **Social: Starting conversations with Marie Manning about the Veterans dinner.**
  - Jerry Hey turned everything over to me last year as she wanted to step back.
  - We must make a COVID decision sooner than laterWould also like to solicit help as well if we move forward.

**Social Care and Welcome** (Nancy Pawloski)

Woodmere Social Committee:

The September POA dinner, originally scheduled for September 1, was cancelled by the club because of Covid cases in Woodmere. The golf outing was held and there were twenty-nine golfers.

The Labor Day pool party was a great success with 71 present and included young families who do not attend the POA dinners.

Dennis Barrick and Bernadette Russell will host the October POA dinner.

Ben and Kelly Perez and Jerry and Marie Manning will host November.

The Care Committee has not been asked to provide any transportation or meals.

The Welcome Committee has not been able to make calls to welcome new people.

Respectfully submitted

Nancy Pawloski

**CTA News**

Main discussion concerning the Hydrilla overgrowth in the lake. There is a basic blueprint on how to manage the problem but how to pay for it was up for debate. There is an additional sediment issue at various parts of the lake.

The CTA budget has passed without changing the assessment fees.

A subcontracted group has been hired to identify all the manholes in Trace.

The CTA budget increased all lots in WTPOA by \$5.00.

### **Old Business**

Nominating Committee: candidates must be nominated by November.

The Treasurer, the Secretary, Recreation Chair 2 and the Architectural Chair positions will turn over.

There are nominees for two of the positions except the Treasurer and Recreation.

Budget must be ready one month prior to the annual meeting.

### **New Business**

Annual meeting will be December 1<sup>st</sup>. We need to decide whether the meeting will be via Zoom or in person.

Bob investigated shutting down the water meters used for irrigation purposes only for 6 months. There is an \$81 fee to turn the meters back on. Overall, this would save the POA roughly \$450 for the inactive period. To be continued....

Casey makes a motion to pass the proposed budget for 2022. Bernadette seconds the motion. None oppose. Motion passes.

Motion to adjourn was made by Ben and seconded by Sara. Meeting was adjourned at 9:33 pm.

Next meeting is on October 14<sup>th</sup>, 2021 at the home of Bob Dykeman.

Respectfully submitted

Bernadette Russell.

**Woodmere-Trentwood Property Owners Association  
Minutes of Board Meeting  
October 14th, 2021**

**Directors Present:** Bob Dykeman, Casey Stewart, Jamie Bowen, Karen Scheidegger, Nancy Pawlowski, Jim Boone, Ben Perez

**Absent:** Bernadette Russell, Sara Napier

The meeting was called to order at 7:07 PM by President Bob Dykeman at his home. Minutes of the August Board Meeting were approved by online prior to the meeting.

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

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
September 2021

**BANK BALANCES**

At the end of September 2021, 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>\$11,593.92</b>		
Obligations paid		(19,188.37)	
50/50		100.00	
Assessments		164.16	
Transfer from MM to CKING		20,000.00	
			<b>\$12,669.71</b>
<b>Money Market</b>	<b>\$163,497.30</b>		
Interest		6.09	
Transfer to CKING from MM		(20,000.00)	
			<b>\$143,503.39</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$130,311.31</b>		
Interest		5.36	
			<b>\$130,316.67</b>
		<b>POA Bank Total</b>	<b>\$286,489.77</b>

**Payments**

Vendor invoices paid in the month totaled \$19,188.37 which includes \$18,188.75 to CTA for QTRLY Dues; \$275.00 for Currin Landscaping; \$65.50 to Lee County Tax Collector for property taxes, and the balance of \$659.12 to Electric, Water and telephone.

**50/50**

(NO 50/50 in Jan., Feb., March & April 2021) \$100.00 was collected for 50/50 for the month of September. The total collected in 2021 for 50/50 is \$677.00.

**Annual Due**

Due's payments deposited this month were \$164.16. Year to date dues payments of \$197,576.16 have been deposited.

**Budget**

Income in the budget for the year is \$189,350.00 versus actual income of \$199,999.75. Total expenses year to date are \$96,201.55 leaving net income of \$103,798.20.

**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)*

The Annual meeting document has been printed and will be mailed by November 1<sup>st</sup>.  
The winter Newswire was completed and sent out last week.  
The first blast went out regarding the Halloween party for the kids.

**Committee Reports:**

**Architectural** *(Jamie Bowen)*

No report.

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

Fall clean up has been moved to October 16, due to weather.

Talking with Mark Mitchell, equipment repairs to their small excavator has set them back. Our paving repairs have been moved to week of October 18.

Need to vote on tree removal at the pool area for new drainage ditch, and some work at front entrance.

Flag at main entrance needs to be replaced, need to vote on replacement cost of \$25 to \$30. Also before it is flown, some branches need to be trimmed so new flag doesn't get ripped.

Need to discuss with board on two adviser groups to assist the Roads and Grounds Chair. These are long term groups for landscape and garden. Second group would be for drainage and road maintenance.

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

Woodmere-Trentwood P.O.A.  
Recreation Report  
October 14, 2021

Old Business:

• **Tennis Court Quotes**

- Quotes received back at in Sept and pushed the quotes out to the board members with only a single response back. Please provide feedback.
- Mallard Cove wasn't happy with the quoting they received from Carolina Paving and are hesitant to go that route because they aren't a company that does traditional Tennis Court business

New Business:

- **Pool is closed until next year**
- **Rec should start monitoring pricing on chair replacements**

**Social Care and Welcome** (Nancy Pawloski)

No report.

Motion to adjourn was made by Ben and seconded by Karen. Meeting was adjourned at 8:30 pm.

Next meeting is on November 11th, 2021 at the home of Bob Dykeman.

Respectfully submitted

Bernadette Russell.

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

**Directors Present:** Bob Dykeman, Casey Stewart, Sara Napier, Jamie Bowen, Karen Scheidegger, Nancy Pawloski, Bernadette Russell, Ben Perez, Jim Boone

**Absent:**

The meeting was called to order at 7:04 PM by President Bob Dykeman at his home. Minutes of the October Board Meeting were approved by online prior to the meeting.

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

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
October 2021

**BANK BALANCES**

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

	<u>September Balance</u>	<u>Transaction</u>	<u>October Balance</u>
<b>Checking Account</b>	<b>\$12,669.71</b>		
Obligations paid		(1,217.54)	
50/50		32.00	
Sedgemoor Sharing Entrance		235.39	
			<b>\$11,719.56</b>
<b>Money Market</b>	<b>\$143,503.39</b>		
Interest		6.09	
			<b>\$143,509.48</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$130,316.67</b>		
Interest		5.53	
			<b>\$130,322.20</b>
		<b>POA Bank Total</b>	<b>\$285,551.24</b>

**Payments**

Vendor invoices paid in the month totaled \$1,217.54 which includes \$374.91 to James Boone for reimbursement for entrance; \$275.00 for Currin Landscaping; \$55.00 to All American Fire Protection, and the balance of \$512.63 to Electric, Water and telephone.

**50/50**

(NO 50/50 in Jan., Feb., March & April 2021) \$32.00 was collected for 50/50 for the month of October. The total collected in 2021 for 50/50 is \$709.00.

**Annual Due**

Due's payments deposited this month were \$0.00. Year to date dues payments of \$197,576.16 have been deposited.

**Budget**

Income in the budget for the year is \$189,350.00 versus actual income of \$200,278.76. Total expenses year to date are \$97,419.09 leaving net income of \$102,859.67.

### **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)*

The mailing for the annual meeting was prepared and mailed on time.

Our 2<sup>nd</sup> annual Trick or Treat at the pool area was really fun. Best estimate is 95 children, teenagers and adults came through. The lighting was much safer than last year. The board of 2022 will have to decide whether to follow this form of Halloween celebrating or to return to the traditional trick-or-treating.

I would like to request that Decembers' board meeting be held on Wednesday, December 8<sup>th</sup>. **Denied.**

### **Committee Reports:**

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

#### **OLD BUSINESS**

- 788 Cashmere – Interior finishes are coming along. Storm pipe culvert was installed under the drive, but ditch now needs to be shaped to allow positive drainage.
- Lot 578 Broadmoor – On hold.
- Lot 707 Essex – Windows have been installed.
- 762 Turnbury – Excavation for footings began.

#### **NEW BUSINESS**

- 762 Turnbury – Lot 763 brought up concerns of the footings not meeting the required/approved set-backs. I will request that our county zoning department verify setback requirements are being met.

- 772 Troon – They are requesting to replace the siding on the house. Color will change. They are requesting to change to Pueblo, which I have no issues with.
- 706 Essex – has asked for a fence in the back yard with some privacy to the new house at 707. I will try to schedule a meeting for Friday afternoon, 11/12/21 with the builder of 707 and 706 homeowner to discuss options.

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

Halloween decorations are down and fall decorations are up at front entrance.

Put some low voltage wiring on west side of front entrance (removing 120 volts running through the culvert). Moved a working light to the front of the island. At same time trimmed high branches from around the flagpole and replaced the flag with one that Ben Perez donated. Also received a new flag from Warren Garbe for next time one needs to be replaced.

Still waiting on Mitchell Paving to do the repairs.

Received a draft of the statement of work from Warren for drainage work from pool parking lot to behind the pool area. Will be discussing it with some board members to make sure we are heading on the right track for this large four phase project.

Will be working with RMR for the 2021-2022 snow and ice contract.

Branch pickup the week of November 15<sup>th</sup>.

21 people volunteered for Fall cleanup including one member from Sedgemore.

Leaf pickup will be arranged for January 10<sup>th</sup>.

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

#### **Old Business:**

- Tennis Court Quotes
  - Quotes received back at in Sept and pushed the quotes out to the board members with only a single response back. Please provide feedback.
  - Mallard Cove wasn't happy with the quoting they received from Carolina Paving and are hesitant to go that route because they aren't a company that does traditional Tennis Court business

#### **New Business:**

- Nothing significant to report.
- Start prepping pricing for spring recreation opening
  - Pool service
  - Chair Upgrades
  - Tennis Court cleaning
  - Forecast Tennis Court resurfacing / repair costs
  - Investigate an upgrade on the lighting at the tennis/pickle ball courts

**Social Care and Welcome** (Nancy Pawloski)

Sue Dykeman, chair of the C.A.R.E.S. :  
Committee reports that no one has needed assistance in the past month.

Karen Kennedy, chair of the Welcome Committee:  
No report

Social Committee:

The decision was made by the November hosts, Ben Perez and Marie Manning that the usual POA dinner honoring veterans would not take place because of Covid concerns. In place of the dinner, gift certificates to dine at the club were given to each resident who is currently serving active military.

One board member, not present at the meeting, took exception with that decision.  
In lieu of the veteran's dinner, a November dinner was held for those that wished to attend. There were 57 which included 4 takeout orders.  
There were 23 for the golf outing.

Respectfully submitted,  
Nancy Pawloski

**President's notes:**

**Old Business**

LRPC  
Nominating Committee Selection Board Members  
Mailing 2022 Budget/Annual Meeting

**New Business**

LRPC?  
Christmas Party—Tree lighting, hot chocolate?  
POA Dinner—inclusivity?  
New Homeowners—information bottleneck  
Annual Meeting Presentation

Motion to adjourn was made by and seconded by. Meeting was adjourned at 8:50 pm.  
Next meeting is on December 9th, 2021 at the home of Bob Dykeman.

Respectfully submitted

Bernadette Russell