

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

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

Absent: Bernadette Russell

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

Treasurer's Report (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION
FINANCIAL REPORT
March, 2020

BANK BALANCES

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

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

Payments

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

50/50

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

Transfer

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

Annual Due

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

Budget

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

Reserves

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

ROAD RESERVE TOTAL IS: \$98,428.79.

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

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

GENERAL RESERVE TOTAL IS: 54,752.63.

Sara Napier, Treasurer 2020

Committee Reports:

Secretary's Report (*Bernadette Russell*)

No report

Roads and Grounds (*Rod Winther*)

Roads & Grounds Monthly Report For April, 2020

By Rodney Winther, Chair

IMMEDIATE PROJECTS

1. Community POA Clean-up Day

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

2. Branch/twig pick-up

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

3. POA Mowing

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

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

FUTURE PROJECTS

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

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

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

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

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

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

Recreation *(Karen S and Casey)*

Woodmere-Trentwood P.O.A.

Recreation Report

April 8th, 2020

Old Business:

*None

New Business:

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

o Pool opening date

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

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

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

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

☒ Carolina Trash, Tony Fargoine

☒ Fix It Plumbing (919-776-7870) -back flow preventer, etc.

Social Care and Welcome (Karen Kennedy)

SOCIAL, WELCOME AND CARE REPORT FOR MARCH 2020

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

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

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

Respectfully submitted

Karen Kennedy

Social Chair CARE March 2020 Report

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

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

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

Respectfully submitted

Jerri Hey

CARE Chairman

APRIL WELCOME COMMITTEE REPORT

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

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

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

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

Architectural (*Jamie Bowen*)

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

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

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

CTA Report (*Bob Dykeman*)

No report

Old Business

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

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

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

Respectfully submitted

Bernadette Russell

Secretary, W-T POA Board of Directors