

**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,  
Jeri 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