

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
April 7, 2022**

**Directors Present: Casey Stewart, Ben Perez, Steve Wisinski, Annie Moeller, Amelia Reible, Jim Boone, Jamie Bowen**

The meeting was called to order at 7pm by President, Casey Stewart. Minutes of the February Board Meeting were approved via email by directors and posted on the website.

**Treasurer's Report** (*Steve Wisinski*)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
March 2022

**BANK BALANCES**

At the end of March 2022, the POA accounts at First Bank had the following balances:

	<u>Feb. Balance</u>	<u>Transaction</u>	<u>Mar. Balance</u>
<b>Checking Account</b>	<b>\$128,439.23</b>		<b>15,698.75</b>
Obligations paid		(23,282.48)	
Transfer to MM		(125,000.00)	
50/50		68.00	
Assessments		35,474.00	
			<b>\$15,698.75</b>
<b>Money Market</b>	<b>\$87,766.88</b>		
Interest		5.61	
Trans Checking to MM		125,000.00	
			<b>\$212,772.49</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$187,347.92</b>		
Interest		7.96	
			<b>\$187,355.88</b>
		<b>POA Bank Total</b>	<b>\$415,827.12</b>

**Payments**

Vendor and CTA dues invoices paid in the month totaled \$23,282.48 which includes \$18,731.25 to CTA, \$3,850.00 to Bobby Branch for Spring leaf pickup, \$267.49 to Dell for the purchase of Quickbooks accounting software, 369.08 for electric and water, and \$64.66 to telephone.

**50/50**

\$68.00 was collected for 50/50 for the month of March. The total collected in 2022 for 50/50 is \$115.00.

**Annual Dues**

Due's payments deposited this month were \$35,474.00. Year to date dues payments of \$154,465.00 have been deposited.

### **Budget**

Income in the budget for the year is \$205,649.00 versus actual income of \$35,555.57. Total expenses year to date are \$49,660.38 leaving net income of \$12,273.09.

### **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 \$130,252.25 as of December 31, 2020, adding in 2021 interest plus 2021 contribution from the budget of \$57,080.84 and interest accrued, gives a balance of \$187,355.88 as of March 31st, 2022.

**ROAD RESERVE TOTAL IS: \$187,355.88.**

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 \$48,439.32 as of December 31, 2020 (all in the money market account). To this amount we add interest paid plus 2021 contributions of \$15,029.58, this brings the total in the general reserve to \$63,468.90 as of December 31, 2021.

The General Reserve as of December 31, 2021, was 63,468.90 leaving 24,290.57 in the money market account earmarked for 2021 drainage, paving, and tennis court restoration.

**GENERAL RESERVE TOTAL IS: 63,468.90.**

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

-Reports emailed out 6 April 2022

-Financial review complete

**Steve Wisinski, Treasurer 2022**

### **Secretary's Report** (*Annie Moeller*)

Newswire and the Directory will go out in April. The Residential Directory should be printed and delivered this spring. The new/deleted residents will be as up to date as possible.

Spring Updates: In addition to the above, several POA Blasts will go out in the next few weeks concerning spring cleanups, POA May CincoDeMayo Golf and Dinner May4t with Sedgewood, Kentucky Derby May7th.

### **Committee Reports:**

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

2022 mowing contract was awarded to start the week of April 18.

Spring clean-up is April 23, rain day 24. Blast coming.

Branch pick-up is April 27 & 28. Blast coming.

Have had 2 meetings of the Landscape Advisory Group. Still hoping for a Sedgemoor Rep.

The Long Range Planning Group will hold its First meeting this Saturday.

Volunteers are being requested this Saturday to clear brush at the front entrance at 1:00.

New Business:

Resident at 768 Troon Circle has drainage problems wants the board to consider & discuss.

Pepe Corello has offered to try and give free tennis lessons for 8 to 16 years old on a Saturday.

3 trees have been identified at the front entrance that need to be removed. Two will have to be approved with Sedgemoor, the other is WT property.

Working with Mark Reynolds and Bobby Branch for the drainage problem at the front entrance. After I get the bids I will work with Jim Miller (Sedgemoor President) and CTA to find the best path forward. Looking around the est of 10K.

Ben Perez made a motion to approve the removal of four trees at the front entrance for \$1194, with Sedgemoor paying 40% of the total bill (\$496), plus an additional \$450 to remove the large diseased tree at the top of the front entrance. The motion was approved.

(Special thanks to Jim Boone for cleaning out the rain gutters at the pool in advance of the pool clean up!)

**Recreation** ( Karen Scheidegger, Amelia Reible)

Old business:

Make the decision to hold off buying new chairs.

Encouraging residents to bring own if more needed for large events, like the Kentucky Derby

New business:

Josh, our pool man, suggests we get a new butterfly valve. Was delayed before. Board discussed approval to buy.

Josh suggests looking at trees close to the pool that are affecting pool quality.

The board discussed the pros and cons about switching to salt water pool and will request an itemized cost-benefit layout from Josh as well as survey other POAs who are using salt water in their pools.

Ben Perez made a motion to approve the purchase for a new butterfly valve for the pool at \$350. Jamie Bowen seconded the motion. The motion was approved.

*Social Care and Welcome (Ben)*

**2022 W/T Dinner Volunteers**

- **May the 4th- Cinco de Mayo**
  - **Dinner with Sedgemoor to be hosted by Board Members**
  
- **Jun 1<sup>st</sup> – Hey / PacPaco**
- **July 6<sup>th</sup> – OPEN**
- **Aug 3<sup>rd</sup> – Paul Perks**
- **Sept 7<sup>th</sup> – Barrick & Russell**
- **Oct 5<sup>th</sup> – Wirsing / Davis**
- **Nov 2<sup>nd</sup> – Manning / Perez**
  - **Veterans Dinner**
- **Dec 7<sup>th</sup> Fields**
  - **Toys for Toys / Ornament Exchange**
  
- **2022 W/T Party Volunteers**
  - **May 7<sup>th</sup> – Kentucky Derby**
  - **June ? – Pool Opening Party – Ambrosino**
  - **Summer – Town Hall – TBD**
  - **Oktoberfest – 9/10**

Volunteers are still needed to host POA Dinners as well as other POA Social Events.

**CTA Meeting Report:**

Ben Perez attended the CTA meeting. CTA is needing a volunteer to serve as secretary. Notes posted next Month in POA Meeting notes

- North Gate Road Rage & Movement

- Volunteerism – Fatigue (CTA President Notes)
- Still have not received Deleted/New Residents lists
- Insurance Renewal (POA's w/Pools Only)
- Media Center Blasts – POA's formulate request
- New swing arm at main gate
- POAs funding lake protection

***Architectural*** (Jamie Bowen)

**OLD BUSINESS**

- Lot 707 Essex – Painting of walls and ceilings is complete. Trim is being installed. Kitchen cabinets have been delivered.
- 762 Turnbury – The slab was poured in February, no other work has taken place since. The builder has requested the owner to provide more money before they continue work. The owner is working with his lender and builder to keep the project moving.

**NEW BUSINESS**

- 754 Turnbury – Met with potential buyers and gathered utility fees.

**New Business**

Spring Cleanup will be April 23 (Rain Day April 24) at 10:00 a.m. at the pool. Branch Pick-Up is scheduled for April 27-28.

Volunteers are meeting this Saturday at 1pm to clear brush at the front entrance. (April 9th)

Motion to adjourn was made by Ben Perez, and seconded by Casey Stewart. The next regular meeting will be on May 12th, 2022.

The meeting was adjourned at 8 pm.

Respectfully submitted

Annie Moeller