

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
August 11, 2022**

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

The meeting was called to order at 7pm by President, Casey Stewart. Minutes of the July 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
July 2022**

Treasurer Comments:

-97% of dues collected, 6 outstanding sent to Lawyer in July for action
-Current dues for 2022 \$985 (improved) \$488 (unimproved)
-Square payment option approved allowing due to be paid online
Fees: \$25.71 (improved) \$12.79 (unimproved)

BANK BALANCES

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

June Balance Transaction June Balance

Checking Account \$16,692.05

Obligations paid (24,244.20)

50/50 (June, July, and Derby Party Contribution) 357.00

Assessments 1,970.00

Transfers 5,300.00

\$74.85

Money Market \$212,799.01

Interest 9.04

\$212,808.05

Road Reserve Fund (RRF) \$187,379.24

Interest 7.96

\$187,387.20

POA Bank Total \$400,270.01

Payments

Vendor invoices paid in the month totaled \$24,244.20 which includes \$143.90 to Jim Boone for entrance maintenance, \$20.00 to First Bank for transfer fees, \$18,731.25 to CTA for quarterly dues, \$486.00 to State Farm for the Fidelity Bond, \$428.00 to Fix-It Plumbing for backflow testing, \$31.38 to Steve Wisinski for office supplies, \$51.99 to Amanda Reible for pool supplies, \$3,680.00 to Josh Godfrey for pool

conversion to saltwater and \$671.68 for utilities.

50/50

\$357.00 was collected for 50/50 for the month of July and encompassed \$80.00 for June, \$65.00 for July, and 212.00 for the Kentucky Derby party. The total collected in 2022 for 50/50 is \$525.00.

Annual Dues

Due's payments deposited this month were \$1,970.00. Year to date dues payments of \$199,499.00 have been deposited.

Budget

Income in the budget for the year is \$205,649.00 versus actual income of \$7,644. Total expenses year to date are \$80,763.81 leaving net income of \$-16,580.20 for the month.

Reserves

The Road Reserve Fund (held in its own money market account) is for the maintenance and repair of our roads and relayed 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 \$187,387.20 as of July 30th, 2022.

ROAD RESERVE TOTAL IS: \$187,379.24.

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.

Steve Wisinski, Treasurer 2022

Secretary's Report *(Annie Moeller)*

Residential Directory going on website only, not printed and delivered this year.

Password protection will provide privacy on our WT website.

Neighborhood complaints about kids driving golf carts, speeding, and playing loud music. Will bring awareness to these issues in Fall Newswire.

Committee Reports:

Roads and Grounds (Jim Boone)

New Business

Working on finding a Certified Engineer for water drainage, to help guide us towards correcting the top 4 problems that exist in our POA. So, we are spending our money to fix the problem right the first time.

This can help the areas of our front entrance, Cashmere Drive, pool/tennis area and Chelsea drive.

When the weather cools off a little, I will be asking for volunteers on a Saturday to help clean out ditches to help improve water flow at empty lots and houses when the residents can't do it themselves.

(Roads & Grounds) Old Business

Keeping drainage issues listed as this is an issue the POA is working through for the neighborhood.

Recreation (Karen Scheidegger, Amelia Reible)

Old business:

Pool Saltwater conversion is complete!

Still have not replaced ceiling fans, may be a project for later.

New business:

Weeds have been sprayed around pool.

Care and Welcome (KAren K)

Social, Care, Welcome Report (Karen Kennedy)

Karen will handle the social chair until we can find a replacement or up to one year, whichever comes first. Social Documents transferred on 7/20 to Karen Kennedy.

2022 W/T Dinner Volunteers

- **Oct 5th – Wirsing / Davis**
- **Nov 2nd – Jerri Hey/ Marie Manning**
 - **Veterans Dinner**
- **Dec 7th Fields**
 - **Toys for Tots / Ornament Exchange**
- **2022 W/T Party Volunteers**
 - **End of year Pool Party - OPEN**
 - **Oktoberfest – 9/10**

Volunteers are still needed to host POA Dinners & Social Events.

CTA Meeting Report:

The primary focus of the meeting was the Hydrilla.

No resolution, waiting on another environmental survey.

CTA is pushing Escalante for Dam repairs. CTCC rep (Rey) said Escalante is supportive.

North Gate entrance is going to be moved in the next few weeks, but no hard timeline.

CTA budget emailed out last week to board members, CTA in-person meeting set for 6 Sept @ 7pm Location: CTCC, Vote should take place at the meeting.

Architectural (Jamie Bowen)

OLD BUSINESS

-Lot 707 Essex – Tied up in J&R Bankruptcy.

- 762 Turnbury – Mason started today with the brick.

-566 Chelsea – Clearing of the lot has been complete, but I was told by the builder that they are going to slow down on construction.

NEW BUSINESS

-754 Turnbury – Is back on the market for sale.

- 681 Chelsea - Edward Walls is purchasing a new house and wants to replace the roof.

- 580 Broadmoor replaced their roof and gutters.

-735 Chelsea – installed a fence.

-578 Broadmoor – potential starting of building of lot

-Hydro survey for POA

Motion to adjourn was made by Ben Perez, and seconded by Karen Scheidegger. The next regular meeting will be at 7pm on September 15, 2022. The meeting was adjourned at 8 pm.

Respectfully submitted,

Annie Moeller