

Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
August 13th, 2018

Directors Present: Leslie Orlovsky, Oscar Roberto, Larry Hrvatin, Karen Kennedy, Bill Elliott

Absent: Warren Garbe, Louise Spofford, Sara Napier, Paul Perks

The meeting was called to order at 3:00 PM by President, Leslie Orlovsky, at the Carolina Trace Country Club. Minutes of the July 2018 Board Meeting were approved via email by directors and posted on the website.

Treasurer's Report (Sara Napier)

BANK BALANCES

At the end of July 2018, the POA accounts at First Bank had the following balances:

	<u>June Balance</u>	<u>Transactions</u>	<u>July Balance</u>
Checking Account	\$53,459.64		
Dues Payments		1,327.50	
Sedgemoor – shared entrance		171.08	
50/50 deposited		80.00	
Transferred to Money Market		(25,000.00)	
Obligations paid		(19,176.62)	
			\$10,861.60
Money Market	\$83,498.01		
Interest		8.12	
Transferred from Checking		\$25,000.00	
			\$108,506.13
Road Reserve Fund (RRF)	\$13,365.88		
Interest		1.14	
			<u>\$13,367.02</u>
		POA Bank Total	\$132,734.75

Payments

- Vendor invoices paid in the month totaled \$19,176.62.
- This includes \$17,814.75 for our 2nd Quarter CTA Dues.

50/50

Income from 50/50 was \$80.00. Year to date the income from 50/50 is \$784.00.

Annual Dues

Dues payments deposited this month were \$1,327.50. Year to date dues payments of \$166,204.50 have been deposited.

Budget

Income in the budget for the year is \$170,042.00 versus actual income of \$ 169,205.58. Total expenses year to date are \$77,423.16 leaving net income of \$91,782.42. We owe \$10,000.00 for the last liquid road payment.

Reserves

The Road Reserve Fund (funded and held as a separate account) is for the maintenance and repair of our roads. The General Reserve was created from all past net income and can be used for any project. We can draw on the reserve to

pay for projects postponed from 2017 and new projects in 2018.

The General Reserve has \$27,598.21 with an additional \$10,000.00 to be added this year for a total of \$37,598.21.

Discussion:

The Board approved the budget requests and reviewed the preliminary budget for 2019.

Secretary's Report (*Oscar Roberto*)

Submissions for the Fall Newswire should be submitted by September 31st.

Since CTA will not approve their Budget until the October meeting, the Woodmere-Trentwood Annual Meeting will not be held until December.

Committee Reports:

Roads and Grounds (*Paul Perks*)

The Board will need to vote on the latest development at the POA entrance. I met with representatives of CTA and after lengthy discussions and push back the following was presented and responded to:

1 The current breakdown in the Work for the project in front of and on the same side of the street as neighborhood sign (WTS sign) is \$4,550 part of \$20,400 overall project cost. This includes the replacement and lowering of the drainage box which will remediate the leaking around the culvert pipes which enter the box since this leakage created the large sink-hole next to the box. Also included in the price is the cost of diverting the grass ditch along Traceway to better improve the water run-off into the new box and fill in various sink holes along the roadway. My assessment is that this is at least 90% our problem, 10% CTA or \$4,095 us and \$455 respectively. Of course our expense is shared with Sedgemore split 60/40 - \$2,457 and \$1,638 respectively.

2. The work on the main ditch along Traceway will include moving the ditch back off the road by about 10 feet, cutting back the current culvert pipes by about 20 feet and redirecting these culverts into the new ditch. It will also include cutting a swath of the current roadway to make an easier and better turn onto Traceway to avoid further erosion to the roadway. All this was the recommendation by the Engineering contractor and reviewed my Warren and me and we both found it viable. Incidentally, while reviewing all of this a car traveling out of the entrance today hit the edge of the crumbling roadway and we heard a loud thump and grating sound as the underside of the car hit the edge of the road. If his/her front wheel hit this area there is every possibility the car would have gone into the ditch. Additionally a very large delivery truck came from the entrance to make the right turn onto Traceway and the driver

swung left to make a clean turn so I know the plans work for large moving or delivery trucks exiting our POA.

After a long discussion and a lot of push back by me, I was asked by CTA for us to pay another \$2,305 towards the work on the south side. which I think is fair since quite a lot of the work is actually on WTS property. again the 60/40 split would be \$1,383 and \$922

I need to again stress the serious nature of the problem on both sides of the roadway, one a huge liability risk should someone end up in the ditch and get seriously injured the other a very large sink hole getting larger with every significant rainfall.

Total outlay for WTS \$6,400 split \$3,840 and Sedgemore \$2,560 we need to get their approval to go ahead with this project. Who should contact them?

Another incidental, CTA already paid \$1,800 for the engineering study and is not asking for us to contribute.

Discussion:

The Board discussed the expenditure of \$6,400 split between Woodmere-Trentwood and Sedgemore for the work at the entrance and expressed no objections.

Recreation (Louise Spofford and Larry Hrvatin)

Efforts were made to get estimates for resurfacing the tennis court(s). I contacted 4 possible vendors including those that had submitted estimates for work in the past as well as the vendor that had resurfaced one of the courts previously. After leaving multiple messages for them, I was finally contacted by one company that came out to look at the work to be done. His opinion was that he didn't see an immediate need to resurface the court at this time but would send an estimate within the week. I have not received the estimate.

I feel the best plan to address the rec area's current needs would be to complete the necessary repairs on the pool and address the tennis courts at a later time. Our proposed 2019 budget reflects this.

Social Care and Welcome (Karen Kennedy)

The July POA dinner was held on July 11th and there were 68 attendees. It was hosted by Karen & Henry Kennedy and John and Sandy Kurosky. . Income from 50/50 was \$80.00. The food was good and we had a good time.

CARE: Lorraine Ciccotti Group had 4 dinners provided to residents Grace & Larry Aiken by neighbors. Grace recovering from hip surgery and Larry became incapacitated with back problems. They were very grateful for the meals.

Barbara Bentley group: had two residents with problems but they did not want any help.

WELCOME: Peggy and Ron met with Jamie & Laura Delmolino at 618 Chelsea Dr.

Architectural (Oscar Roberto and Larry Hrvatin)

One (1) new Request for Construction Approval was received in the month of July.

Lot #760 - Request received and approved for revisions to landscaping in the back area and conversion of raise bed to fire pit. Additional work is ongoing.

Two (2) Request for Construction Approval were active during July.

Lot #626 - Retaining wall completed

Lot #717 - Work on roof completed.

Miscellaneous construction items.

Lot #575 - Questions by builder and realtor concerning new house on lot were received and answered.

Lot #599 - Visited to discuss gravel dumped on front lawn.

Lot #634 - Receive authorization to place dumpster by the driveway or in the triangle for 3 days.

Lot #642 - Reviewed drainage issues in side and front of the house. Drainage pipe on the side is not large enough to handle large precipitation and water from lot #643 washes over the side of the yard. Slope from front lawn directs water to the front of the garage and side drain cannot handle water flow. Will ask Warren to review and make suggestions to home owner.

Lot #760 - Temporary sandbagging to prevent mudslides was approved. Drainage plan to be presented.

Discussion:

The Board discussed maintenance issues in lot #674 and requested a Blast be sent to all residents reminding them on lot maintenance.

CTA Report (Bill Elliott)

FINANCIAL REPORT – It was presented. Documents provided.

2019 Budget worked in process. POA boards are asked to review proposed budget and bring questions/comments to September CTA board meeting.

COMMITTEE REPORTS:

SECURITY AND SAFETY:

A sensor will be installed at the Visitor lane of entrance gate. This will prevent “Piggybacking” of cars entering. -Bus parent meeting to be held 8/9/18, 3pm -CERT will include eleven Trace residents -Evacuation exercise to be held 8/21/18, 7pm -there is a need for new member to this committee Roads and Maintenance:

Drainage issues persist and BID requested for work at Stone Gate Pond and Chelsea Dr. entrance Stone Gate Pond has acquired fifteen inches of sediment since dredging. No additional committee reports given.

LIAISON REPORTS:

CAROLINA TRACE COUNTRY CLUB:

The Creek Course on schedule to re-opening first of September. Firewise:

New budget will include withholding 2% of grant money for printing and communication efforts (increase of 1%). \$58.00 increase. -expect NC State response to upcoming grant proposal late September or early October.

UTILITIES:

GPS man-hole survey awaiting completion. -CT residents need to confirm contact phone number on file at Carolina Water Service for contact during water outages. No additional liaison reports.

OLD BUSINESS:

Little River Quarry:-no activity

Security Cameras and Two-Tier vote:

Gate House cameras require \$11,600 for repair already in budget -Quotes for Back Gates is \$85,000. The work to bring electrical power and internet to site is much more costly than anticipated. -replacement cameras at Gate House will compatible to those for remainder of security camera projects. -initially request for security work cost requested, four providers declined to submit bid. Only one bid given.

Old Business

Nominating Committee: Bob Dykeman, Jamie Bowen and Bernadette Russell have accepted their nominations to the Board..

New Business

Motion to adjourn was made and seconded at 4:30 pm.

The next regular meeting will be on September 10th, 2018 at 3:00 pm.

Respectfully submitted

Oscar Roberto