

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
August 12th, 2020**

**Directors Present:** Karen Kennedy, Bob Dykeman, Bernadette Russell, Jamie Bowen, Casey Stewart, Karen Scheidegger, Jim Boone

**Absent:** Scott Erickson, Sara Napier

The meeting was called to order at 7:15 PM by Vice President, Bob Dykeman, at the home of Karen Kennedy. Minutes of the July 2020 Board Meeting were approved by online prior to the meeting.

**Treasurer's Report** (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
July, 2020

**BANK BALANCES**

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

	<u>June Balance</u>	<u>Transactions</u>	<u>July Balance</u>
<b>Checking Account</b>	<b>\$18,222.51</b>		
Obligations paid		(21,000.64)	
Transfer from M.M.		10,000.00	
Assessment		260.00	
Sedgemoor 2 <sup>nd</sup> QTR Pymt.		415.98	
			<b>\$7,897.85</b>
<b>Money Market</b>	<b>\$164,814.81</b>		
Interest		13.11	
Transfer to CKING		(10,000.00)	
			<b>\$154,827.92</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$98,477.75</b>		
Interest		8.34	
			<b><u>\$98,486.09</u></b>
		<b>POA Bank Total</b>	<b>\$261,211.86</b>

**Payments**

Vendor invoices paid in the month totaled \$21,000.64 which includes \$18,250.00 for CTA for QTRLY Assessment to CTA, \$825.00 for Currin's Landscaping for entrance, roads and pool (April, May & June), \$709.82 for new storage & supply area at pool, \$100.55 for 2 pickle ball replacement nets, 95.80 mulch for entrance & spray paint for lamppost, \$80.00 annual fee for garbage pickup at pool, \$68.59 for pool supplies, \$25.00 for dump run and the balance to electric, water and telephone.

**50/50**

February 50/50 was \$60.00. Year to date the income from 50/50 is \$208.00.  
(NO 50/50 in March, April, May, June, or July)

**Annual Due**

Dues payments deposited this month were \$260.00. Year to date dues payments of \$184,082.00 have been deposited.

**Budget**

Income in the budget for the year is \$184,600.00 versus actual income of \$197,386.37. Total expenses year to date are \$89,355.93 leaving net income of \$108,030.44.

**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)*

*The Spring/Summer Newsletter went out via email and the directories were delivered in July.*

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

Snow removal for 2021 has been secured with RMR. Salting is \$75/hour, plowing is \$100/hour. Estimates on Cashmere Cal-de-sac drainage \$4500 from 2 vendors.

Jamie makes a motion to hire Mark Reynolds to do the work, Casey seconds the motion. Warren Garbe will assess to make sure this is done correctly.

Three houses being built on Cashmere has been leaving a mess on Cashmere. Jamie has spoken to them. If they do not clean it, we will at their expense.

**Recreation** *(Karen S and Casey)*

No report. There have been some complaints about people using the pool at night.

People need to be respectful of the rules and the limits set by our Governor.

Pickle ball players that do not live in our community but use the courts stepped up and helped clean the courts in our POA.

The pool will remain open until October 1<sup>st</sup>, assuming there are not any intervening problems.

**Social Care and Welcome** (Karen Kennedy)

**SOCIAL REPORT JULY 2020**

We have several neighbors having cocktails in their back yards, socially distancing and some of us having single couples to dinner on our decks or socially distancing in large dining rooms. We all seem to be doing enough to keep each other in touch. There is Water Lilies (with some husbands) Mon., Wed., and Friday mornings at the pool. Our POA Golf is well received each month and the safe gathering after is fun. Hopefully, we will be able to come up with some acceptable gatherings soon.

Respectfully submitted by Karen Kennedy Social Chair

**WELCOME COMMITTEE REPORT July 2020**

The July Gate Report listed several new families in Woodmere-Trentwood: Joe & Rebeccah Walker (758 Turnbury), Nathanael Brooks (757 Turnbury), and Ben & Traci Hale (735 Chelsea). We have delivered Welcome Packets to all three but have not yet received their Information Sheets. I had a brief conversation with Traci Hale this morning, at which time I introduced myself and she confirmed that they did receive their folder and promised to return the sheet soon. The report also listed Jeff & Dolores Lind (642 Chelsea) and Ralph Phillips and Angela Horcher (595 Chelsea). We had already delivered folders to these families and they have both returned their sheets, which were emailed to the Secretary.

We still have not received any information from the Harters' (665 Chelsea Drive) or the Taylors (608 Cashmere Court).

We continue to deliver Welcome folders to newcomers along with our initial "Welcome to Woodmere-Trentwood" letter. We are hoping that sometime in the next month or so we can begin to offer the option of meeting new neighbors in person.

Respectfully submitted, Leslie Orlovsky

**C.A.R.E. July 2020 Report**

A neighbor in Terry Coughlin's area was taken to the hospital by ambulance. He is now home recovering from medical issues. Although appreciative of the offer for C.A.R.E. to provide meals, they have declined any help.

A neighbor in Louise Spofford's area recently had surgery. He is recovering at home. Meals are being provided by the committee.

Be sure to contact me concerning an emergency or medical situation that our committee should be aware of within our WT community. Go to [woodmere-trentwood.com](http://woodmere-trentwood.com) for the list of C.A.R.E. coordinators, their contact information and the lot numbers each represent.

Respectfully submitted, Jerri Hey C.A.R.E. Chairwoman

### **Architectural** (Jamie Bowen)

579 Broadmore Court wants to put up split rail fence, approved.

759 Cashmere requested an above ground pool, approved.

772 Troon circle, deck update was approved.

735 Chelsea – new residents—changing the outdoor color of the house and a fence. The fence requested is wrought iron fence because of the large dogs. It will not be visible from the golf course at any time. Approved.

751 St Andrews loop—want to put up a swing set made of wood. It is recommended that the R and R allow for swing sets as long as it is not metal—must be wood and try to stick to natural colors. Bob will visit with the homeowner to help choose an unobtrusive location.

726 Piccadilly – drainage issues to be addressed in the future.

682 Chelsea—new home being built.

673 Thames Court—drainage—dry riverbed has gotten messy. They would like to redo it. Turns out the neighbors have aimed their down spout into this riverbed. The board feels this is a problem between neighbors.

### **CTA Report** (Bob Dykeman)

Phone system has been updated at the guard shack. Same phone number but there are prompts rather than a live voice initially. Blast was sent out.

The Dam has been examined and there are trees growing on the dam. This is a serious potential problem. CTCC is responsible for this issue. The CTA people have spoken to the superintendent and has indicated it will be handled. Access seems to be a problem.

There has been a request to have another water price increase. There was a town hall meeting but COVID derailed that. CTA is considering hiring an attorney to negotiate with the water company.

CTA budget was distributed. Karen Kennedy motioned that we approve the 2020 budget proposal, Casey 2<sup>nd</sup> the motion, all agreed.

### **New Business**

Signage is concerning. It will be brought up in the future because it is concerning to the community. This was a significant debate because of the highly charged political and social environment. While flags are technically allowed, the message on some flags is upsetting to some residents. Any changes to the R and R's must be considered and voted on by all residents in November.

Bernadette agreed to be on the nomination committee to replace the Treasurer, the Social Director, and the president.

### **Old Business**

599 Chelsea – regarding the un-approved driveway and subsequent issues with homeowner. Ongoing. The driveway is unsightly but that is subjective. It was suggested that we can offer assistance make this more appealing.

Engineering report—culverts for the bridge, eaten away at the bottom. Considered replacing- but there are 2 options—replacement of the bridge is \$588K, 2<sup>nd</sup> option Repair existing culverts -\$53,550 cost.

Jim makes a motion to go with the 2<sup>nd</sup> option, Bernadette seconds the motion. All members agree. Budget—with no changes from last year but Jim added a few things. We propose a \$40 increase per lot for the road fund from owners of unimproved lots. Push back from the board because people are stretched too far due to the pandemic. This is not the year to raise dues in any way. The roads need to be managed sooner rather than later.

Warren Garbe's extensive reports regarding property culverts were reviewed and discussed. Survey was done on all the drainage of all properties of the POA. The visuals show which areas that need to be repaired or replaced. This was an impressive amount of work done at no cost to the POA from a seasoned Civil Engineer. Casey proposed that we have a special meeting to discuss all the aspects of Warren's work.

Motion to adjourn was made by Karen Kennedy and seconded by Karen Scheidegger. Meeting was adjourned at 9:58 pm.

The next regular meeting will be on September 9, 2020 at 7:00 pm.

Respectfully submitted

Bernadette Russell  
Secretary, W-T POA Board of Directors