

**Woodmere-Trentwood Property Owners Association
Minutes of Board Meeting
August 12th, 2021**

Directors Present: Bob Dykeman, Casey Stewart, Sara Napier, Jamie Bowen, Karen Scheidegger, Nancy Pawlowski, Bernadette Russell, Jim Boone

Absent: Ben Perez

The meeting was called to order at 7:09 PM by President Bob Dykeman at his home. Minutes of the July Board Meeting were approved by online prior to the meeting.

Treasurer's Report (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION
FINANCIAL REPORT
July 2021

BANK BALANCES

At the end of July 2021, the POA accounts at First Bank had the following balances:

	<u>June Balance</u>	<u>Transactions</u>	<u>July Balance</u>
Checking Account	\$17,655.19		
Obligations paid		(19,488.93)	
Transfer from Money Market into CK.		10,000.00	
50/50		91.00	
Sedgemoor Entrance Sharing		350.35	
Road Maintenance Fee-New Home		4,000.00	
			\$12,607.61
Money Market	\$173,483.35		
Interest		7.01	
Transfer to Checking Acct.		(10,000.00)	
			\$163,490.36
Road Reserve Fund (RRF)	\$130,300.25		
Interest		5.53	
			\$130,305.78
		POA Bank Total	\$306,403.75

Payments

Vendor invoices paid in the month totaled \$19,488.93 which includes \$18,188.75 to CTA for Quarterly Dues, and the balance of \$1,300.18 to Electric, Water and telephone.

50/50

(NO 50/50 in Jan., Feb., March & April 2021) \$91.00 was collected for 50/50 for the month of July. The total collected in 2021 for 50/50 is \$514.00.

Annual Due

Due's payments deposited this month were \$0.00. Year to date dues payments of \$197,412.00 have been deposited.

Budget

Income in the budget for the year is \$189,350.00 versus actual income of \$199,648.67. Total expenses year to date are \$75,936.49 leaving net income of \$123,712.18.

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

Budget discussion: should the tennis courts be resurfaced at the expense of \$40k as it seems to be only used for Pickleball? Board decides to send out a survey asking multiple questions. Casey will begin work on a survey. The budget proposal was opened to discussion, some minor changes were made.

The CTA 2022 has been reviewed by all members. Discussion regarding the increase of dues for both improved and unimproved lots. Casey Stewart made a motion to pass the CTA budget. Jamie Bowen seconded the motion.

Secretary's Report *(Bernadette Russell)*

Requested to purchase some additional items for the Halloween items for the yearly party. Bob Dykeman promised to address the lighting for the party.

Committee Reports:

Architectural *(Jamie Bowen)*

OLD BUSINESS

- 785 Cashmere – Owners have put in landscaping.
- 786 Cashmere – appears new owners have moved in?
- 788 Cashmere – house has been framed and roof installed ready for interior rough-ins.
- Lot 682 Chelsea – The home is almost complete, driveway was mostly formed up to be poured as of yesterday evening.
- Lot 578 Broadmoor – On hold.

- Lot 707 Essex – Foundation walls have begun construction.
- 762 Turnbury – Clearing of the lot has been performed.

Roads and Grounds *(Jim Boone)*

Have removed and disposed of over 3,000 lbs. of branches, limbs and shrubs from roadside ditches and empty lots. Thanks to the volunteers, Bob Dykeman, Warren Garbe, and John Moeller for their time and help. Still have a couple lots left in cul-de-sacs.

Have removed the trees that were voted on last month and have the post and rails to repair the POA fence line behind Lot 670. Should be completed next week.

Paving will be done, hopefully by end of September. Working with Mark Mitchell for his timeline. Will keep board posted.

Fall branch pick-up for the week of November 15-19, 2021

Will be working with a couple board members and Warren G. for phase 1 of pool drainage statement of work. Hoping to have a contract by December 31, to use this years' monies.

Jim Boone

Recreation *(Karen S and Ben Perez)*

Old Business:

Nothing to report.

New Business:

- Tennis Court resurfacing
 - According to notes resurfacing was recommended in 2018.
 - Currently pending a ROM from North State Resurfacing is ballparked at 18K – 40K
 - Visual inspection is required for formal pricing. The board will need to let Karen and I know if that's the direction we need to proceed.

Social Care and Welcome (Nancy Pawloski)

Social Committee Report for July, 2021

There were 27 golfers for the August Woodmere-Trentwood POA outing and 39 residents attended the dinner. The next POA dinner will be September 1 and will be a joint function with the Sedgemoor POA. Henry and Karen Kennedy will be the hosts.

Respectfully submitted,
Nancy Pawloski

Subject: Care Report 7/2021

It is with great sadness that I have to report Neil Rotter passed away in July 2021. Sincere heartfelt wishes go put to Neil's family & close friends.

Also 2 residents were hospitalized & their care givers notified & meals were coordinated to help in their recovery.

Respectfully Submitted
Suzanne Dykeman

Henry and I contacted Kevin Pacpoco and wife, David and Molly Sharping and Randy and Sue Wagner. Got info back on Sharping but not anyone else. Will follow up with them.

Respectfully submitted
Karen and Henry Kennedy

Respectfully submitted,
Nancy Pawloski

Old Business

Nominating Committee: candidates need to be found by September.

New Business

Our Facebook page is only for the residents of Woodmere-Trentwood but several contractors and real estate companies are on our page. Do we want to make this more

exclusive or is there any reason to do that? This is an unmonitored social media platform to share information for residents.

Labor Day pool party—September 6th cookout at the pool. All in favor of this project. Water/sewer increase is proposed. There will be public meetings in December. Time and place to come. Residents are encouraged to attend.
Book exchange will be erected down by the pool area by Bob Dykeman.

Motion to adjourn was made by Nancy and seconded by Casey. Meeting was adjourned at 9:02 pm.

Next meeting is on September 9th, 2021 at the home of Bob Dykeman.

Respectfully submitted

Bernadette Russell.