

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

Directors Present: Casey Stewart, Ben Perez, Amelia Reible, Jim Boone, Annie Moeller, Karen Schneiegger,

The meeting was called to order at 5pm by Vice-President, Ben Perez. Minutes of the November Board Meeting were approved via email by directors and posted on the website.

Ben opened the meeting with a review of WTPOA Vision and Mission Statement.

Vision

·Woodmere-Trentwood strives to be a caring, safe and vital community of quality homes in a wooded setting.

Mission

·Woodmere-Trentwood POA strives to foster a caring culture where neighbors are considerate and help each other. We preserve and enhance our recreational facilities, roads and common areas in a financially sustainable manner.

·Woodmere-Trentwood residents make significant contributions to enhance the quality of life in the greater Carolina Trace community.”

Treasurer’s Report (Steve Wisinski)

10:59 AM Woodmere -Trentwood POA
12/06/22 Balance Sheet
Cash Basis As of November 30, 2022
Nov 30, 22

ASSETS

Current Assets

Checking/Savings

Checking at First Bancorp 16,728.86

Road Reserve Fund 187,418.52

First Bank Money Market 162,838.81

Total Checking/Savings 366,986.19

Total Current Assets 366,986.19

TOTAL ASSETS 366,986.19

LIABILITIES & EQUITY

Equity

Contingency Reserve 53,554.92

Retained Earnings 87,383.85

Road Maintenance Reserve 134,153.79

Net Income 91,893.63

Total Equity 366,986.19

TOTAL LIABILITIES & EQUITY 366,986.19

11:01 AM Woodmere -Trentwood POA

12/06/22 Profit & Loss Budget Performance

Cash Basis November 2022
Nov 22 Budget Jan - Nov 22 YTD Budget Annual Budget

Ordinary Income/Expense

Income

INCOME

Assessments

Road Reserve Fund 0.00 0.00 0.00 0.00 0.00
Regular Dues 0.00 0.00 0.00 0.00 0.00
Assessments - Other 1,483.24 0.00 202,532.24 202,649.00 202,649.00
Total Assessments 1,483.24 0.00 202,532.24 202,649.00 202,649.00
Bank Interest 7.70 0.00 120.16 0.00 0.00
Interest Income 6.79 12.50 44.61 137.50 150.00
Other Income 0.01 41.66 5,305.44 458.26 500.00
Pool Parties 0.00 0.00 512.00 150.00 150.00
Sedgemoor Sharing for Entrance 0.00 0.00 814.18 1,200.00 1,200.00
Woodmere 50/50 90.00 83.33 428.00 916.63 1,000.00
Total INCOME 1,587.74 137.49 209,756.63 205,511.39 205,649.00
Total Income 1,587.74 137.49 209,756.63 205,511.39 205,649.00
Gross Profit 1,587.74 137.49 209,756.63 205,511.39 205,649.00

Expense

EXPENSES

ADMINISTRATIVE

Bank Charge 0.00 508.55
Collection Expense 0.00 0.00 0.00 3,000.00 3,000.00
Fidelity Bond 0.00 0.00 486.00 486.00 486.00
Property Casualty Ins 0.00 0.00 0.00 1,200.00 1,200.00
Property Taxes 0.00 0.00 73.70 66.00 66.00
Postage 0.00 150.00 146.40 150.00 300.00
Printing 107.00 200.00 221.10 200.00 400.00
Supplies 0.00 0.00 365.22 0.00 0.00
Website 0.01 0.00 132.91 140.00 140.00
ADMINISTRATIVE - Other 5,074.74 5,699.35
Total ADMINISTRATIVE 5,181.75 350.00 7,633.23 5,242.00 5,592.00
Architecture 0.00 300.00 0.00 300.00 300.00
CTA ASSESSMENTS 0.00 0.00 76,332.60 74,800.00 74,800.00

ENTRANCE

Electric 36.74 62.50 2,059.63 687.50 750.00
Landscaping 633.33 0.00 835.64 1,000.00 1,000.00
Water irrigation 61.41 125.00 2,352.68 1,375.00 1,500.00
Total ENTRANCE 731.48 187.50 5,247.95 3,062.50 3,250.00

RECREATION FACILITIES

11:01 AM Woodmere -Trentwood POA
12/06/22 Profit & Loss Budget Performance
Cash Basis November 2022

Nov 22 Budget Jan - Nov 22 YTD Budget Annual Budget

Buildings 0.00 0.00 0.00 600.00 600.00
Electric 197.30 131.25 281.76 1,443.75 1,575.00

Pool
Pool Wrist Bands 0.00 0.00 0.00 50.00 50.00
Pool Furniture 0.00 0.00 0.00 500.00 500.00
Pool License 0.00 0.00 0.00 170.00 170.00
Pool service & Maintenance 0.00 5,700.00 10,365.82 5,700.00 5,700.00
Repairs 0.00 0.00 0.00 3,000.00 3,000.00
Supplies 50/50 0.00 500.00 71.08 1,000.00 1,000.00
Total Pool 0.00 6,200.00 10,436.90 10,420.00 10,420.00
Telephone 64.66 66.66 711.26 733.26 800.00
Tennis Courts 0.00 0.00 0.00 750.00 750.00
Trash Pickup 0.00 0.00 0.00 80.00 80.00
Water (Excludes Entrance) 74.87 150.00 502.87 1,650.00 1,800.00
RECREATION FACILITIES - Other 0.00 51.99
Total RECREATION FACILITIES 336.83 6,547.91 11,984.78 15,677.01 16,025.00
ROADS & COMMON AREAS
Drainage 0.00 2,833.33 0.00 31,166.63 34,000.00
Mowing and Trimming 0.00 244.48 2,322.50 2,200.00 2,200.00
Road Paving 0.00 0.00 5,050.00 5,100.00 5,100.00
Roads/Common Area Maintenance 0.00 0.00 0.00 0.00 0.00
Snow Removal 0.00 271.00
Spring & Fall Cleanup 0.00 0.00 7,050.00 8,700.00 8,700.00
Tree Removal 0.00 0.00 1,250.00 4,000.00 4,000.00
Total ROADS & COMMON AREAS 0.00 3,077.81 15,943.50 51,166.63 54,000.00
SOCIAL CARE & WELCOME
Pool Parties 0.00 0.00 708.66 600.00 600.00
Printing 0.00 22.89 0.00 488.64 621.72
SOCIAL CARE & WELCOME - Other 0.00 12.41
Total SOCIAL CARE & WELCOME 0.00 22.89 721.07 1,088.64 1,221.72
Total EXPENSES 6,250.06 10,486.11 117,863.13 151,336.78 155,188.72
Total Expense 6,250.06 10,486.11 117,863.13 151,336.78 155,188.72
Net Ordinary Income -4,662.32 -10,348.62 91,893.50 54,174.61 50,460.28
Other Income/Expense
Other Income
PayPal 0.00 0.13
Total Other Income 0.00 0.13

11:01 AM Woodmere -Trentwood POA
12/06/22 Profit & Loss Budget Performance
Cash Basis November 2022

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Nov 22 Budget Jan - Nov 22 YTD Budget Annual Budget

Other Expense
Allocated to Road Reserve 0.00 0.00 0.00 47,000.00 47,000.00
Allocated to General Reserve 0.00 0.00 0.00 4,082.00 4,082.00
Total Other Expense 0.00 0.00 0.00 51,082.00 51,082.00
Net Other Income 0.00 0.00 0.13 -51,082.00 -51,082.00
Net Income -4,662.32 -10,348.62 91,893.63 3,092.61 -621.72

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FINANCIAL REPORT
November 2022

BANK BALANCES

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

October Balance Transaction November Balance

Checking Account \$11,405.67
Obligations paid (6,250.06)
Assessments 1,483.24
Transfers 10,000.00
Square Payment Confirmation 0.01
50/50 90.00

\$16,728.86

Money Market \$172,832.02

Interest 6.79
Transfer to Checking (10,000.00)
\$162,838.81

Road Reserve Fund (RRF) \$187,410.82
Interest 7.70
\$187,418.52

POA Bank Total \$366,986.19

Payments

Vendor invoices paid in the month totaled \$6,250.06 which includes \$5,000.00 for credit line payback, \$107.00 to All Digital for ballot printing, \$633.33 to Jim Boone for entrance maintenance, \$0.01 to Square for account verification, \$74.74 to First Bank for credit line payoff, and \$434.98 for utilities.

50/50

\$90.00 was collected for 50/50 for the month of November. The total collected in 2022 for 50/50 is \$822.00.

Annual Dues

Due's payments deposited this month were \$1,483.24. Year to date dues payments of \$200,484.00 have been deposited.

Budget

Income in the budget for the year is \$205,649.00 versus actual income of \$1,587.74. Total expenses year to date are \$117,863.13 leaving net income of \$-4,662.32 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 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 \$187,410.82 as of October 31st, 2022.

ROAD RESERVE TOTAL IS: \$187,418.52.

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

Committee Reports:

Roads and Grounds (Jim Boone)

2022 Leaf/Branch PU / 28 truckloads= \$9800

Asphalt repair (7 areas) = \$5050

Annual mowing contract = \$1900

Reinstated Long-Range Planning Group /Landscape advisory Group

Working engineering study for existing drainage issues

Signed the snow and ice removal contract for 2022/2023 season.

Secured the leaf pick-up dates for Monday and Tuesday January 9 & 10, 2023.

Fall decorations are down and Christmas decorations are up.

Thanks to Warren Garbe, John Moeller, Ben Perez and D'ann Boone for their help

Our POA is charging Sedgemoor for their 40% of the landscaping contract

Check water meters for the pool/entrance – 3 meters should be dormant to reduce cost during winter months

Turned off the water and winterized the irrigation system at the front entrance.

Members of the Long-Range Planning Group have started surveying the roads to come up with a repair/replacement plan for the board to have budget inputs for coming years.

As this is my last report as Roads and Grounds, I would like to thank all the volunteers who have supported me over the last three years. I couldn't have done this job without you.

Recreation (Karen Scheidegger, Amelia Reible)

Recreation Notes from Annual Meeting

Recreation - preserve and maintain facilities for residents to enjoy outdoor activities

Pool opened all season (2022)

Saltwater conversion to pool

Recreation Notes for DEC:

Votes passed for two new recreation chairs:

George Orlovsky

Steve Uribe

Social Care and Welcome (Karen Schneidegger & Amelia Reible)

Social and Welfare from Annual Meeting

Social and Welfare - provide residents with opportunities to build a spirit of community

All new residents were greeted in a timely manner

C.A.R.E. coordinators provided aid to neighbors when needed

Social events were back to normal for 2022.

New Business – Dec Notes

One resident passed in Nov, family asked for privacy

One resident hospitalized from a fall, released from hospital and receiving care.

Few cases of Covid going through the neighborhood, families are doing well.

There was a bit of confusion with the final dinner of the year. For months it was listed as Toys for Tots, then as the final hosts took it over, it was stated it was never a toys for tots event.

About 10-12 residents showed up with toys. The toys have been collected and donated to

Sanford & Lee County Toys for Tots Drive. They were dropped off with Local Campaign

Coordinator Mr J. J. Cuff @ 919-622-7498. Toys were donated in the name of

Woodmere/Trentwood POA.

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

CTA Meeting Report:

CTA TRAM would like to have approval for the road work from NC Asphalt Restoration. (Bid Attached) This was not in the 2023 budget. This work involves fixing the asphalt drainage on the sides of the roads of Traceway from Country Club drive to the North Shore sign at lower Lakeview. This is original asphalt put down in the mid 1970's. There have been several areas where the asphalt has deteriorated to the point that the water runoff is undermining Traceway.

Proposal Attached: nc proposal for TAM – Dec 2022.pdf

CTA North Gate Proposal Passed: Two POA's objected: Woodmere and Northshore. 61% of the vote was secured. This project will move forward starting in Jan.

DAM work through Escalante should pick up late Jan / early Feb once the lake is lowered.

CTA President David Smoak finishes his 3YR Term as of Dec 2022

New CTA President starting Jan 2023 – Kate Woods

New CTA Secretary Sharon Sheldon will be emailing out all paperwork for annual updates to the CTA.

Next CTA Meeting: 3 Jan 2023 – Virtual (Zoom Link emailed out about 3 days prior)

Architectural (Jamie Bowen)

Architectural Notes from Annual Meeting

Processed Requests for Construction Approval

Upgraded Standard Drawings

New fencing upgrades for architectural standards

VP add-in: below residents have contacted me for architectural info:

Resident on Picadilly is looking to install fence at house. New fencing request will be for black aluminum fence. This house is on golf course.

Resident on Cashmere finished install of new fencing to close out report.

Board of Director Nominees and Results

John Fields (Road and Grounds)

Total Votes: 102 (Yes: 101 / No: 1)

Sonya Fields (Social Chair)

Total Votes: 102 (Yes: 101 / No: 1)

George Orlovsky (Recreation)

Total Votes: 102 (Yes: 102 / No: 0)

Steve Uribe (Recreation)

Total Votes: 102 (Yes: 101 / No: 1)

Measure to pass 2023 Annual Assessments

Total Votes: 97 (Yes: 91 / No: 6)

2022 Annual Meeting Open Q&A / Notes

Questions and Topics covered:

Received letter from WT Resident, attached as filename: WT Resident Viewpoint – DEC 2022

Summary: resident expressed that the info from the board did not present a complete picture in terms of finances.

Suggestion was that we should have increased both improved/unimproved lots by \$5 or \$10. Resident also expressed that they don't support the increase for unimproved lots because they do not present a hardship to community infrastructure. Both concerns were discussed in the public forum.

Drainage – 4 problem areas discussed; Board is looking for an engineering study before using POA monies.

Resident expressed concern with people exercising during times of low visibility. This is a CTA issue, the POA will pass this concern onto the CTA board in the Jan meeting.

Veterans Banner – Presented by Warren, in order to move forward it has to be funded through private donations.

Transparency: A few members expressed issues with the info from the board. The board will blast out all forms of communications (Website, Email Blasts, Facebook Page). It was suggested a bi-annual in-person meeting. This additional information can likely be satisfied through quarterly notes, bi-annual newsletter, or reading of monthly minutes.

Discussion of volunteerism and status/lifecycle of the board.

Addressing of new communities being established on properties that border WT, could be long term drainage problems.

-Next meeting Jan 2023 @ 7pm. The meeting was adjourned at 6 pm.

Respectfully submitted

Annie Moeller