

Woodmere-Trentwood Property Owners Association
 Minutes of Board of Directors Meeting
 February 10,2022

Directors Present: Casey Stewart, Ben Perez, Jamie Bowen, Karen Scheidegger, Jim Boone, Annie Moeller

The virtual meeting was called to order at 7pm by President Casey Stewart.

Secretary’s Report, Annie Moeller: Minutes of the January 2022, POA BOD meeting were approved and posted to our website on January 25th.

Treasurer’s Report: Steve Wisinski

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION
 FINANCIAL REPORT
 January 2022

BANK BALANCES

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

	<u>Dec. Balance</u>	<u>Transaction</u>	<u>Jan. Balance</u>
Checking Account	\$0.00		
Obligations paid		(20,992.11)	
50/50		47.00	
Assessments		61,310.00	
PayPal Account Verification Deposit		.13	
PayPal Account Verification Credit		(.13)	
Sedgemoor		305.00	
			\$40,669.89
Money Market	\$144,759.47		
Interest		4.04	
Trans. MM to RR (New home maintenance fees)		(12,000.00)	
Trans. MM to RR (Yearly road reserve contribution)		(45,000.00)	
			\$87,763.51
Road Reserve Fund (RRF)	\$130,333.09		
Interest		7.64	
Trans. MM to RR (New home maintenance fees)		12,000.00	
Trans. MM to RR (Yearly road reserve contribution)		45,000.00	
			\$187,340.73
			\$315,774.13
		POA Bank Total	\$315,774.13

Payments

Vendor invoices paid in the month totaled \$20,992.11 which includes \$18,731.25 to CTA for quarterly dues; \$1800.00 to Bobby Branch for Fall branch pickup.; \$106.99 to Microsoft for Office 365, and the balance of \$353.87 to Electric, Water and telephone.

50/50

\$47.00 was collected for 50/50 for the month of January. The total collected in 2022 for 50/50 is \$47.00.

Annual Due

Due's payments deposited this month were \$61,310.00. Year to date dues payments of \$61,310.00 have been deposited.

Budget

Income in the budget for the year is \$205,649.00 versus actual income of \$61,673.81. Total expenses year to date are \$20,992.24 leaving a net income of \$40,681.57.

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 gives a balance of \$187,333.09 as of December 31, 2021.

ROAD RESERVE TOTAL IS: \$187,333.09.

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, bringing 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:

Architectural: (Jamie Bowen)

Architectural Report

January 2022/February 2022

OLD BUSINESS

Lot 707 Essex – Sheetrock has been hung and finishing has begun.

762 Turnbury – Underslab plumbing is complete. The slab pour should be

next.

NEW BUSINESS

682 Chelsea – They have requested a concrete pad for trash bins and a fire pit via email. I will meet with them next week.

686 Chelsea – Request to cut down trees.

Roads and Grounds: (Jim Boone) February 2022

Leave pick-up was completed, with a record load of 11 truck loads.

Paving projects were completed.

Have received 3 bids on phase 1 of pool/tennis court drainage. Will hold until LTPB is established, to ensure we are on the right path.

Have discovered 2 erosion issues at our entrance: 1) a small wash out at the intersection of Traceway and Chelsea/Argyle on west side at the new culvert and, 2) on the east side where our planter is, there are several small holes that are washed out that will need to be addressed before we start our mowing contract to ensure no one, or equipment, gets hurt or damaged. Will work with CTA roads and grounds to see who or how to repair.

Waiting to have meetings for the start of Landscape Advisory Group and Long-Range Planning Board (LRPB) till after the covid -19 cases slowdown in the POA.

Planning to install pansies at planters by the end of Feb.

New Business: Building Contractors are working with the POA to address drainage issues to nearby residents.

Board members did not report any complaints on the snow removal or salting of the roads during last month's snowfall.

Recreation: (Karen Scheidegger)

Woodmere-Trentwood P.O.A.- February 2022

- **Committee is prepping pricing for spring recreation opening**
 - **Pool service**
 - **Chair Upgrades**
 - **Tennis Court cleaning**
 - **Forecast Tennis Court resurfacing / repair costs**

Social Care and Welcome: (Ben Perez)

Social Report February 10, 2022

New Business:

2022 W/T Dinner Volunteers

- **Mar 2 – Henry & Karen Kennedy**
- **Apr 6 – Orlovsky / Garbe**
- **May the 4th (Be with you!)-Star Wars Theme -Open**
 - **Dinner with Sedgemoor to be hosted by Board Members**
 - **Cinco De Mayo Food Theme**
- **Jun 1st – Hey / PacPaco**
- **July 6th – OPEN**
- **Aug 3rd – Paul Perks**
- **Sept 7th – Barrick & Russell**

- Oct 5th – Wirsing / Davis
- Nov 2nd – Manning / Perez
 - Veterans Dinner
- Dec 7th Fields
 - Toys for Toys / Ornament Exchange
- 2022 W/T Party Volunteers
 - May 7th – Kentucky Derby
 - June ? – Pool Opening Party – Ambrosino
 - Summer – Town Hall – TBD
 - Oktoberfest – 9/10

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

Social Care and Welcome: (Ben Perez)

Social Report February 10, 2022

February POA dinner was canceled.

March POA dinner is hosted by the Kennedys

Tom Hasbrook has stepped away from the position as WT Golf Coordinator for the monthly POA Event. Phil Streifer will take the position until May.

CTA Committee Report Ben Perez- February 2022

CTA CD investments were rolled over for another year. Information on CD investing was discussed with our POA representatives. CTA & POA Dues (Assessments) and penalties for delinquent payments were discussed.

From the President:

Developments towards the **Long Range Planning Committee** and **Landscaping Committee** are ongoing.

Jim Boone is organizing an open meeting in March at the tennis courts to recruit interested residents for the **Long Range Planning Committee** and the **Landscaping Committee**. Participating in this event will offer residents an opportunity to have a voice in future improvements and changes addressed in our neighborhood. Information and specifics about the meeting will be posted soon.

Old Business:

None to Report

New Business:

The Architectural Committee is looking into the by-laws concerning fencing options for residents.

Committee Discussion:

Resident concerns about neighbors adhering to the regulations in our by-laws will be addressed in the Spring Newswire.

Next meeting will take place by Zoom on March 10, 2022 , 7pm.

Annie Moeller moved to adjourn, seconded by Ben Perez. The meeting was adjourned at 8:05pm by president Casey Stewart.