

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
February 12th, 2018**

Directors Present: Leslie Orlovsky, Oscar Roberto, Sara Napier, Larry Hrvatin, Paul Perks, Warren Garbe, Karen Kennedy, Louise Spofford
Absent: Bill Elliott

The meeting was called to order at 3:00 PM by President, Leslie Orlovsky, at the Carolina Trace Country Club. Minutes of the January 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 January 2018, the POA accounts at First Bank had the following balances:

	<u>Dec Balance</u>	<u>Transactions</u>	<u>Jan Balance</u>
Checking Account	\$1,632.82		
Dues Payments		38,955.00	
50/50 deposited		55.00	
Other Income (tree removal)		550.00	
Obligations paid		(19758.46)	
			\$21,434.36
Money Market	33,465.39		
Interest		2.84	
			\$33,468.23
Road Reserve Fund (RRF)	5,854.12		
Interest		0.50	
			<u>\$5,854.62</u>
		POA Bank Total	\$60,757.21

Payments

- Vendor invoices paid in the month totaled \$19,758.46.
- This included \$17,814.75 for the CTA Dues.

50/50

Income from 50/50 was \$55.00. Year to date the income from 50/50 is \$55.00.

Annual Dues

Dues payments deposited this month were \$ 38,955.00.

Budget

Income in the budget for the year is \$170,042.00 versus actual income of \$ 39,560.00. Total expenses year to date are \$19,758.46 leaving net income of \$19,801.54. 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.

Discussion:

Sara informed us that Sedgemoor POA asked to share on the proceedings of the 50:50 raffle at the May joint Dinner. It was decided to share the profits based on the number of tickets purchased by each POA.

A Blast will be sent to remind property owners of the March 1st deadline for 2018 dues.

Secretary's Report (*Oscar Roberto*)

The Secretary will present a timeline for POA special meeting at the Planning Session on February 21st.

New Business

The Board discussed proposed changes to Bylaws and R&R. A motion was made to approve the changes with the discussed modifications, was seconded and the motion was approved by the Board.

A Special POA Members Meeting will be held in the Spring to present the changes and start the voting process.

Committee Reports:

Roads and Grounds (Paul Perks)

The start of the New Year proved to be very difficult weather wise and we saw freezing rain and snow fall on January 3, making it extremely difficult to return home from the POA Dinner that evening. Although only about 3 inches of snow fell, due to the frozen roads it quickly turned to ice. To compound the problem, the contractor for plowing had trouble for the first two days with the equipment so by the time the plow and spreader were operational roads throughout the POA were very icy and treacherous. We received many complaints from residents who needed to get to work or go to doctors' appointments etc. The contractor finally plowed the roads after the fourth day but by then ice was everywhere which forced us to hire a contractor who laid down "Snow Melt" which made the roads passable.

January 17th saw our next snow storm, however the plow was working and within a day or two the roads were clear. We had only a few complaints from this event.

The bills for these two events totaled \$1,475.

Due to these two experiences the Board authorized me to solicit bids for snow and ice treatment and three bid contract proposals were sent out. Unfortunately, no bids were received back in the allotted time frame, although Prestige Landscaping sent a message acknowledging their interest.

Leaf pick-up scheduled for January 9, was concluded successfully.

No further work has been done on the lighting at the entrance due to the poor weather conditions.

A plan was received from J. Thomas Engineering for work that is needed at the entrance to the POA which includes significant work on the ditch to the left of the entrance, water run-off issues along the right side of the entrance along Traceway, all which is the responsibility of CTA. It also includes work needed to lower the water catchment and fix sink holes at the entrance allowing swift water run-off there. This portion is the responsibility of Woodmere-Trentwood and Sedgemoor. A further meeting is scheduled this month between the Engineer, CTA and us to review the plans and agree on next steps in for this remediation.

The large leaning tree beside the cart path on Creek 11th hole was removed by the Country Club so is no longer a danger.

There are some dead trees noted at the common area at Piccadilly and this needs to be attended to in the spring..

Recreation (*Louise Spofford and Larry Hrvatin*)

No report

Discussion:

The plan for use of wrist bands for identification in the Recreation area should be in place by the March board meeting.

Pool opening is scheduled for May 6th. Spring clean-up tentatively scheduled for April 14th.

Social Care and Welcome (*Karen Kennedy*)

The January POA dinner was hosted by Ann and Dave Hancock with an Italian theme.

Unfortunately, it began to snow and the club announced that it would close at 7:15 p.m. To go dishes were handed out to all guests and off they went on their precarious drives to their homes. No one was hurt so all was good.

Peggy Scott and husband Ron, our Welcome couple, were busy this month. They made two visits to new neighbors the Dykemans and Kim Smith. 4 other attempts were made to connect with new people but not successful.

Jerri Hey has a lot of CARE in January as follows:

- Susan Hoover: organized and helped provide 6 meals for a resident who had an accident and also surgery.
- A message was left for another resident who had an emergency surgery situation also in Susan Hoover's group but there was no reply. Family members are involved and no help needed at this time. There will be a follow up in the coming weeks.
- A dinner was provided by neighbors to the family members of Bud Wyckoff family the day after his funeral.
- Two other residents also had scheduled surgery and were contacted by Coordinators Marsha Davis and Jerri Hey. No assistance or help needed.
- Barbara Bentley has agreed to be the CARE Coordinator for Group 6. Many thanks to Julie Brown for her volunteer effort for the past 3 years.
- An informal meeting was held on February 6th with 4 Coordinators, Social Director Karen Kennedy, and WTPOA Greeter, Peggy and Ron Scott. Karen, Peggy and Ron were introduced. We also had a good discussion of present and past Social Committee concerns and also suggestions for informing residents in need of the help beyond what the CARE committee is able to provide.

Architectural (Warren Garbe)

No new Request for Construction Approval was received in the month of January.

Discussion:

Warren requested approval of \$600 for fixing the rut at the side of the road at 782 Cashmere Ct. The funds were approved.

A notice will be placed in each mailbox to request assistance from each homeowner in locating the property pins on their lot.

Warren plans to work around the W-T neighborhood in small sections over a period of 6-8 weeks in March and April marking the pins we are able to easily find. Each found steel pin will be marked with a PVC marker and note the ones found on one of the W-T plats. Warren plans to use the plat information in an attempt to locate the unfound pins. At the end of that effort we can assess how many are still left unfound and what effort we should expend to locate the remainder.

CTA Report (Oscar Roberto, Bill Elliott)

ELECTION OF 2018 OFFICERS – The election of CTA President, Treasurer and Secretary was unanimous with only one nominee per office. For CTA Vice President, Ken Harden(HL) was the nominee from the Nominating Committee and Tony Forgione(LW) was nominated from the floor.

Ken Harden was elected by roll call vote.

FINANCIAL REPORT – A payment schedule for legal accounts payable is proceeding as arranged. Total spending to fight the LRQ is approximately \$717,000 to date

SECURITY & SAFETY – Responding to a special meeting with Trace parents of school bus children, there is now a second parent representative on the S/S committee and SPA will not have any presence or implied responsibility at the school bus stops on Cox Mill Rd, the situation will continue to be monitored. Parents waiting in cars for the bus are parking on Traceway Road, blocking the road and entrances to Mallard Cove instead of designated area at the Mallard Cove pool. CTA looking for ways to enforce parking on designated areas.

New Emergency procedures are being drafted as a result on the long delay on helping deer stranded on the ice on Lake Trace. A dangerous situation will happen if a child needs to be rescued.

Barrel barrier under Traceway will not be installed due to liability issues.

TRACEWAY ROADS & MAINTENANCE (TRAM) – Paving and gravel on some shoulders of Traceway were completed. Crack sealing from Hwy 87 to the Gatehouse was completed.

The overflow pipe on Stonegate Lake has not been fixed yet. Estimates to address the problem require expenditures of about \$22,000. No money is allocated in the 2018 budget for this repair.

COMMUNICATIONS – The Annual Report is a requirement and will be worked on promptly.

CTCC LIAISON – Divers are being hired to work on underwater repairs of the dam.

FIREWISE – Grant money from 2017 efforts expected this spring. No grant period for the majority of 2018, but re-certification is required! Next grant period is Nov 1, 2018 – Sep 20, 2019, so money will be received in 2020. For re-certification, the old requirement was \$2/resident on Firewise-related expenses. New requirement is \$22.14/dwelling unit which will require much more reported expenses. Individual POAs, please track your expenses/in-kind volunteer labor for Firewise-related efforts. Those numbers must be submitted to your Firewise reps NLT Nov 1, 2018. This re-certification must be submitted NLT Nov 15, 2018 to qualify for further Firewise grants.

MARKETING – Working on spending for 2018. TV, radio and Internet spending is still targeted, not print.

UTILITIES – Pool water lines with 2 in backflush valves are being charged commercial rates (over \$150) by Carolina Utilities. Need to check our pool.

OLD BUSINESS –

Little River Quarry – The Court of Appeals ruled against Lee County and Lee County will appeal to the NC Supreme Court. A multi-county partnership appeal is unlikely due to short time deadlines.

LRQ brief to the NC Supreme Court requests that if the appeal is accepted the Court reconsider the standing of CTA.

Influencing conditions under which a Special Use Permit may eventually be issued is the next stage if the NC Supreme Court rejects the appeal, but must meet fair and legal standards. Those wishing to donate to offset the LRQ legal expenses may contact the Treasurer cddturner@windstream.net. A two-tier motion was moved and seconded for final vote in February:

“To authorize CTA to continue its engagement of Womble Bond Dickinson in 2018 in an amount not to exceed \$76,000.00.”

The second vote was 1250 in favor and 995 against. 2/3 majority is required for approval. The motion FAILED.

Old Business

Warren is researching the large address signs recommended by the Fire Department. The Carolina Trace Volunteer Fire Dept. Chief will be invited to an upcoming Board meeting.

Motion to adjourn was made and seconded. Meeting was adjourned at 4:58 pm.

The next regular meeting will be on March 12th, 2018 at 3:00 pm.

Respectfully submitted

Oscar Roberto
Secretary, W-T POA Board of Directors