

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
February 13, 2018**

**Directors Present:** Bill Elliott, Louise Spofford, Larry Hrvatin, Karen Kennedy, Bob Dykeman, Bernadette Russell, Jamie Bowen

Absent: Sara Napier

The meeting was called to order at 7:02 PM by President, Bill Elliott, at the Carolina Trace Country Club. Minutes of the January 2019 Board Meeting were approved by Bill Elliott and seconded by Karen Kennedy.

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

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
January 2019

**BANK BALANCES**

At the end of January 2019, the POA accounts at First Bank had the following balances:

	<u>Dec. Balance</u>	<u>Transactions</u>	<u>January Balance</u>
<b>Checking Account</b>	<b>\$6,952.31</b>		
Dues Payments		49,040.00	
50/50 deposited		77.00	
Sedgemoor		359.14	
Obligations paid		(19,033.64)	
Transfer to General Reserve		(6,952.31)	
			<b>\$30,442.50</b>
<b>Money Market</b>	<b>\$37,604.77</b>		
Interest		3.25	
Transfer from Ck.Acct. to General Reserve		6,952.31	
			<b>\$44,560.33</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$55,872.75</b>		
Interest		4.75	
			<b><u>\$55,877.50</u></b>
	<b>POA Bank Total</b>		<b>\$130,880.33</b>

**Payments**

- Vendor invoices paid in the month totaled \$19,033.64.
- This includes \$17,712.75 for the first quarter payment of the CTA dues & \$900.00 for legal fees.
- Transfer from Checking Account to Money Market of \$6,952.31 for jobs not completed in 2018.

**50/50**

Income from 50/50 was \$77.00. Year to date the income from 50/50 is \$77.00.

**Annual Dues**

Dues payments deposited this month were \$49,040.00. Year to date dues payments of \$49,040.00 have been deposited.

### Budget

Income in the budget for the year is \$180,905.00 versus actual income of \$ 49,484.14. Total expenses year to date are \$19,033.64 leaving net income of \$30,450.50. We owe \$10,000.00 for the last liquid road payment (in Road Reserve).

### Reserves

The Road Reserve Fund (funded and held as a separate account) is for the maintenance and repair of our roads.

The Road Reserve has \$55,872.75 as of December 31, 2018.

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 2017 and 2018,(held in our Money Market Account). The General Reserve has \$37,604.77 as of December 31, 2018 plus \$6,952.31 left over from 2018 for projects not completed in 2018.

Sara Napier, Treasurer 2019

Treasurer's report was reviewed and accepted. Discussion regarding protocol for distribution of funds for expenses and a request for a strong check and balance system was suggested by Paul Perks. A review of protocol showed the check and balance system was already in place and being utilized.

Discussion regarding the bidding process and the difficulty in getting the required 2 to 3 bids on any project. Paul felt that someone else should be creating the RGQ's for projects around the POA and though perhaps Jamie would be the better choice for this task.

### **Secretary's Report** (*Oscar Roberto*)

Annual Meeting minutes were approved and will be sent for website posting. Members were asked to review the 2019 Planning Document for approval. Discussion regarding the members to be able to view everything on Google Drive. Secretary is to set up a time to meet with Oscar and all board members to create a transparent usage of the google drive for all board members.

### **Committee Reports:**

#### **Roads and Grounds** (*Paul Perks*)

Attempts have been made to reach Carolina Pavement without success regarding the on-going road repair issues. Jerry and Marie Manning have agreed to help take inventory of the cracks and pot holes throughout the POA.

The winter clean up was successfully executed. It was suggested that clean up of the open lots should be managed bi-annually as the new growth becomes unmanageable.

Christmas displays have been stored for next year. That have been no ice or snow issues this year to date.

#### **Recreation**

(*Louise Spofford and Bob Dykeman*)

WT Recreation Report 2/12/2019

January 18, 2019

Bob Dykeman, Larry Hrvatin and Lousie Spofford met at pool with Joshua Godfrey of Lee pools to review the work required on the pool. We also visited Laurel Thicket to see the work he completed on that pool.

February 5, 2019

Requested Joshua to proceed with work on the pool as quoted and insurance to be maintained.

February 6, 2019

Joshua (lee Pools)

Drained pool, some complaints from neighbors about water drainage but no damage reported.

February 7, 2019

Top Cap removed from pool and concrete clean up started.

February 8, 2019

Concrete cleanup and partial tile install.

February 9, 2019

No Work (weekend)

February 10, 2019

No Work (weekend)

February 11, 2019

No Work (Bad Weather)

February 12, 2019

No Work (Bad Weather)

Robert Dykeman Recreation 746 Cashmere Ct. 845 430 3783 Wtrecreationchair1@gmail.com

Discussion:

Pool painting and brick replacement is scheduled for spring.

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

**SOCIAL, CARE AND WELCOME REPORT**

**JANUARY 2019**

**SOCIAL:** The January POA dinner was hosted by Penny and Bill Elliot. It was well attended and the meal was very good. \$70.00 was made on the raffle for our POA.

**CARE:** Karen Kennedy had a hip replacement in Susan Hoovers area. Everyone was very thoughtful.

Carolyn Schaeffer had a medical procedure and was very grateful for meals in Jeri Hey's area.

Faye Stephenseon 791 Cashmere Ct has graciously agreed to be the C.A.R.E coordinator for group 3 replacing Nancy Remington.

**WELCOME:** Peggy and Ron met briefly with Eder Ortiz @ Bucks, Satterwhite & French @ 628 Angus and with 723 Chelsea. All three will call me to make up a time we can visit. Looking forward to meeting with them this week. Haven't received move ins for January yet.

**ARCHITECTURAL COMMITTEE**

Jamie – hand out of report

589 Spyglass Lane—Request for handrails on front steps-verbal approval given

645 Chelsea Drive- Request to convert rear covered porch into a sunroom—pending review

Discussion again regarding charge to homeowners making improvements or building homes to cover wear and tear on the roads.

This must be brought up at the annual meeting to review this by-law in November.

***CTA Report*** (Larry Hvarten)

Verbal report

Audio and video recording now in use at the gate house.

Marcos pizza—requests nonresident delivery person access to Trace, this is being reviewed regarding background checks and so on.

Gatehouse reminder—guests coming in must have driver's license

Water rate is being discussed to try to reduce our water charges

Foreclosed lots—who gets the POA fees on these homes?—the county doesn't want to pay this.

Creek is to open on March 1<sup>st</sup>

### **Old Business**

599 Chelsea—discrimination complaint—everything has been submitted. A letter was received stating that the issue is complicated and the complaint committee need more time to decide. Our attn. recommends we wait and do nothing.

Lot 616—shed issue—90% of the shed is on common property including the firepit.

A temporary easement was offered if the current owners live on the property. It would have to come down if the house sold. The offer was refused. POA's attorney's opinion is that the home owners are responsible for the issue. Jamie will review the files on this to ensure all documents were in order. The other option is to charge rent on the additional property they are using.

### **New Business**

Lot 628—culvert is blocked and is causing flooding. This is a rental so the homeowner was reached  
567 Chelsea—goes up for auction on February 27<sup>th</sup>

The front entrance has 4 lights out of 11 working. Paul spoke to an electrician (Vincent Jones-resident)—gave him a quote of \$3088 to fix this issue. That would be split 60/40 with Sedgemore. Board to vote on this. Karen made a motion. No discussion. All agreed.

Beautification of the front area—Sabrina Frey gave a quote of \$670.00—for 3 times of year, clean up, spray insecticide, clean flower beds, etc. does not include the cost of plants. To be paid monthly—split 60/40. Board to vote. Bernadette made a motion. Jamie seconded this. Approved.

Motion to adjourn was made and seconded. Meeting was adjourned at 8:53 pm.

The next regular meeting will be on March 13, 2019 at 7:00 pm.

Respectfully submitted

Bernadette Russell

Secretary, W-T POA Board of Directors