

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
February 11, 2020**

Directors Present: Scott Ericson, Karen Kennedy, Sara Napier, Bob Dykeman, Bernadette Russell, Karen Scheidegger, Casey Stewart, Rod Winther

Absent: Jamie Bowen

The meeting was called to order at 7:20 PM by President, Scott Ericson, at the Carolina Trace Country Club. Minutes of the January 2020 Board Meeting were approved via email.

Treasurer's Report (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION
FINANCIAL REPORT
January, 2020

BANK BALANCES

At the end of January 2020, the POA accounts at First Bank had the following balances:

	<u>Dec. Balance</u>	<u>Transactions</u>	<u>January Balance</u>
Checking Account	\$ 2,596.38		
Obligations paid		(1,108.70)	
CTA Quarterly Dues		(18,250.00)	
Transfer to M.M. for General Reserve		(2,596.38)	
Returned dues check plus NSF charge		(927.00)	
WTPOA 50/50		75.00	
Sedgemoor		180.38	
Assessment		50,067.00	
			\$30,036.68
Money Market	\$52,156.25		
Interest		4.60	
Transfer from Checking to Money Market for the General Reserve		2,596.38	
			\$54,757.23
Road Reserve Fund (RRF)	\$98,428.79		
Interest		8.34	
			<u>\$98,437.13</u>
		POA Bank Total	\$183,231.04

Payments

Vendor invoices paid in the month totaled \$1,108.70 which includes ballot supplies, printing, landscaping entrance, electric, water and telephone.

50/50

January 50/50 was \$75.00. Year to date the income from 50/50 is \$75.00.

Annual Due

Dues payments deposited this month were \$50,067.00. Year to date dues payments of \$50,067.00 have been deposited.

Budget

Income in the budget for the year is \$184,600.00 versus actual income of \$50,335.32. Total expenses year to date are \$20,285.70 leaving net income of \$30,049.62.

Reserves

The **Road Reserve Fund** (funded and held as a separate account) is for the maintenance and repair of our roads. The Road Reserve had \$55,872.75 as of December 31, 2018, adding in 2019 interest plus 2019 contribution of \$42,500.00 gives a balance of \$98,428.79 as of December 31, 2019.

ROAD RESERVE TOTAL IS: \$98,428.79.

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 previous years, (held in our Money Market Acct).

The General Reserve was \$37,604.77 as of December 31, 2018. Adding the 2019 contribution to the General Reserve brings the total to \$54,752.63 as of December 31, 2019.

GENERAL RESERVE TOTAL IS: 54,752.63.

Sara Napier, Treasurer 2019

Insurance policy for Deed of Easement has not been received. Rod Winther and Sara Napier will go to visit the resident in question. The Architectural committee is called on to resolve the situation with Lot 599. Bob will meet with Bill Elliott and then arrange a time to meet with the owners.

We will not charge processing/transfer fees for home sales in our community. The equality of improved lot and unimproved lot fees. We now charge unimproved lots 40% of what improved lots are charged. To bring the dues for unimproved lots more equitable, we will increase it from 40% to 75% over the next 6 years. For the next 6 years it will increase \$52.50 per year on unimproved lots.

Committee Reports:

Secretary's Report *(Bernadette Russell)*

The directory did not appeal to everyone. The database will be updated, and discussion of a digital directory was discussed and temporarily tabled.

Roads and Grounds *(Rod Winther)*

Went to pool with Bob Dykeman. Consideration of a concrete pad and shed behind the pavilion to be used for pool storage. The shed by the tennis court is full of pool paraphernalia. The intention is to use the new shed for holiday storage and additional items.

Recreation *(Karen and Casey)*

Met with Bob Dykeman to pass all information and keys for next season.

Social Care and Welcome (Karen Kennedy)

January, 2020

SOCIAL Report

The January POA dinner was small this year but very nice. It was hosted by Scott and Elaine Erickson and assisted by Sara and Tom Napier.

After meeting with the Pepsi, Coke and Printing companies regarding our banner I have found out that we will not be able to get a free banner. The banner from Jones Printing Company is as follows and I think would have a good long life.

3x10

4 color one sided UV ink

Material 15 mil Serim Vinyl Banner (no tear and waterproof)

#2 brass grommets every 2 feet for hanging

COST: \$150.00

WOODMERE/TRENTWOOD

POOL PARTY

OCCASION: (VELCRO INSERTS) KENTUCKY DERBY, BIRTHDAY PARTY

It was brought to my attention that Irene Garver who lives with Jeanne Stanley and Ron Chin at 645 Chelsea will be turning 100 years old in March 2020. After investigation I found out that she is treating her family to a cruise so will not be available at the POA dinner.

CARE Report

A neighbor in Marsha Davis's group had hip surgery recently (570 Broadmoor). Marsha has coordinated meals with the neighbors to be provided for a week. Thankfully no other medical emergencies have been reported in January.

WELCOME REPORT

Leslie and George met with Charlie and Kim Brown at 677 Chelsea Drive. Kim still works in Florida and Charlie travels there often to be with her. They are looking forward to participating in POA activities. They called on Joshua and Mallory Dixon at 663 Chelsea Drive. They are still settling in and will call us. They delivered letters to 728 Piccadilly Circle and to 660 Chelsea Drive and when they receive the gate report will follow up with a visit.

In January Leslie updated all the new resident folders.

Leslie contacted Courtney Chrisco, new membership director at the club and she provided new info on club memberships.

They also added new information about CTA to the welcome folders so that new residents have a better understanding of CTA's responsibilities regarding the POA's.

Leslie and George would like to suggest that periodically send out an email blast to encourage residents to call Leslie and George about new neighbors that have moved in.

Architectural (Jamie Bowen)

No Report

CTA Report (Bob)

1. Report all North gate issues to Security
2. Back Gate 1st violation Warning, 2nd violation, suspension, 3rd violation 1-year suspension
3. Same to be for back gate parking
4. Looking for IT person living in Trace to manage this
5. Nu Pipe to do culvert repair.
6. Propose turnaround on each side of lake for POA's that don't allow trucks—conflict with postal pickups.
7. Town Hall meeting water service at club house March 18th—100 total seats
8. Pancake dinner fire department Feb 15 and budget review March 10th.

New Business

Property 660 is a new build. A board member should meet with new resident to address their questions regarding the drainage and ditch in front of the home. Bob Dykeman has reviewed the property and will meet with the owners. Rod Winther will accompany Bob. Annual informal financial review due by April 2020. The board approves board volunteer activities for the next month.

Old Business

599 Chelsea – regarding the un-approved driveway and subsequent issues with homeowner. Ongoing.
616 Chelsea—need proof of insurance

Discussion regarding the relining of the culverts and bridge situation. Task force was created to resolve the problem with the Cashmere Bridge—should there be a 2nd egress? This is a complicated issue and needs to be evaluated and considered carefully by experts. We need to achieve a reasonable solution in the next 9 months.

Motion to adjourn was made and seconded. Meeting was adjourned at 8:24 pm.

The next regular meeting will be on March 11th, 2020 at 7:00 pm.

Respectfully submitted

Bernadette Russell
Secretary, W-T POA Board of Directors