

Woodmere-Trentwood Property Owners Association
 Minutes of Board of Directors Meeting
 January 13,2022

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

The virtual meeting was called to order at 7pm by President, Casey Stewart. Ben Perez made a motion to approve the minutes of the December 2021 Board Meeting, Karen Scheidegger seconded the motion. Minutes of the December 2021 POABOD meeting were approved.

Secretary's Report: Annie Moeller emailed minutes to Pres/VP Dec 16th.

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION
 FINANCIAL REPORT
 December 2021

BANK BALANCES

2021, the POA accounts at First Bank had the following balances: At the end of December

	<u>Nov. Balance</u>	<u>Transaction</u>
	<u>Dec. Balance</u>	
Checking Account	\$2,567.63	
Obligations paid		
(1,496.52)		
Tran. CK to MM (allocated to GR from 2021)		(4,238.11)
Tran. MM CK		
3,000.00		
167.00		50/50
 Money Market		 \$0.00
		\$143,515.38
Interest		
5.98		Trans. MM to CK (3,000.00)

(allocated to GR from 2021)

Tran. CK to MM
4,238.11

\$144,759.47

(RRF)

Interest
5.53

**Road Reserve Fund
\$130,327.56**

\$130,333.09

POA Bank Total

\$275,092.56

Payments

Vendor invoices paid in the month totaled \$1,496.52 which includes \$260.67 to James Boone for Entrance Expenses; \$180.00 to Terry Currin for Entrance Landscaping.; \$133.08 to All Digital for printing; \$116.00 to Sarah Napier for Postage; \$170.45 to Cassie Stewart for Labor Day food and supplies; \$49.57 to Nancy Pawlowski Labor Day party supplies, and the balance of \$586.75 to Electric, Water and telephone.

50/50

(NO 50/50 in Jan., Feb., March & April 2021) \$167.00 was collected for 50/50 for the month of December. The total collected in 2021 for 50/50 is \$960.00.

Annual Due

Due's payments deposited this month were \$0.00. Year to date dues payments of \$197,576.16 have been deposited.

Budget

Income in the budget for the year is \$189,350.00 versus actual income of \$200,552.53. Total expenses year to date are \$108,151.54 leaving net income of \$92,400.99.

*****Reserves (2021 allocations will be reflected in the January 2022 Treasurer Report)**

The **Road Reserve Fund** (held in its own money market account) is for the maintenance and repair of our roads and relayed items. The Road Reserve had \$98,428.79 as of December 31, 2019, adding in 2020 interest plus 2020 contribution from the budget of \$31,823.46 gives a balance of \$130,252.25 as of December 31, 2020.

ROAD RESERVE TOTAL IS: \$130,252.25.

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 \$54,752.63 as of December 31, 2019 (all in the money market account). To this amount we add in transfers during 2020 from checking of \$110,000.00, then subtract transfers out to checking of \$87,750.00, \$16,000.00 (the new home road maintenance fees) transferred to RRF account and an additional \$15,725.00 to RRF from the budgeted allocation. Then adding back, the amount left in the checking account at the end of 2020 of \$3,040.40 and the interest earned in 2020 of \$121.29 brings the total in the general reserve to \$48,439.32 as of December 31, 2020.

GENERAL RESERVE TOTAL IS: 48,439.32.

***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)

Woodmere-Trentwood P.O.A.
Architectural Report
December 2021/January 2022

OLD BUSINESS

- 788 Cashmere – Owners have moved into the house.
- Lot 578 Broadmoor – On hold.
- Lot 707 Essex – Exterior of the house is almost complete. Interior rough-ins appear to be complete. Insulation and sheetrock will be next.
- 762 Turnbury – Foundation block has been laid.

NEW BUSINESS

- No new request for Architectural approval since last month.

Roads and Grounds: (Jim Boone)

Need two trees removed from the pool area where the new ditch is going. Best estimate is \$1600.00. Also can this be put towards the drainage budget, and not tree removal.

Received 2 bids for the drainage project at the pool. Since there was such a big difference in bids, sent out more requests and they are due this Friday Jan 14, 2022.

Signed snow and Ice removal contract with RMR for 2022.

Leaf pick-up done; 11 loads removed at \$350. Per load.

Holiday decorations are down and stored. Thanks to Warren Garbe and Dennis Barrick for their help.

Winterized the front entrance and turned off the water and power to the controls.

Mitchell Paving has started their work and recommended height adjustment.

Recreation: (Karen Scheidegger)

Woodmere-Trentwood P.O.A.

Recreation Report

Jan 13, 2022

Old Business:

- Christmas lighting ceremony

New Business:

- **Start 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

Jan 13, 2022

Old Business:

- **5 Jan POA Dinner hosted at CTCC**

New Business:

- **New Residents**

- Treasurer has worked through the new residents to make sure all bills went out to the correct homeowners. These changes were updated by the secretary as well. There is a backlog of new resident welcomes that we have to work with Karen Kennedy on to make sure everyone gets addressed.

- **Social Rep Position Vacancy**

- Social Rep position is vacant, do we find a new Social Rep or see if we can absorb into existing positions.



2022 W/T Dinner Volunteers

- Feb 2 – Ciccotti / Dykeman
- Mar 2 – Henry & Karen Kennedy
- Apr 6 – Orlovsky / Garbe
- May 4 – Open
 - Dinner with Sedgemoor to be hosted by Board Members
- 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

- Jun ? – Pool Opening Party – Ambrosino
- Summer – Town Hall – TBD
- Oktoberfest – 9/10

From the President:

Casey Stewart made a motion to approve the CTA Representatives and Alternatives. Annie Moeller seconded. The motion was approved.

CTA Representatives and Alternates:

Ben Perez

Steve Wisinski

Karen Scheidegger

Architecture - Jamie Bowen

Recreation - Karen and Amelia

Roads and Grounds - Jim Boone

Social, Care, Welcome

Old Business:

Ben Perez attended the January CTA meeting and will issue his report later and post to the website in February. Most noteworthy,

CTA approved vehicle stickers for homeowner with company vehicles.

411 Signs at entrances violate a county ordinance.

All deliveries should list the address as 51 Traceway South, followed by the resident's address.

New Business:

Procedures were reviewed for cataloging and correcting names and addresses of residents, especially new residents.

Committee Discussion:

Long Range Planning Committee and Landscaping Committee

Jim Boone has put in motion ideas for the long-range planning committee and will send out invitations to our community requesting volunteers.

Casey Stewart moved to vote Amelia Reible into 2nd Chair, Recreation Position. Ben Perez seconded motion. Amelia's position was approved.

WT VP (Ben) is going to research additional fencing options for the POA. Expanding beyond the rustic wooden fence is being considered and we should look at other golf courses within the area to see what they allow as well as consult the surrounding POA's.

Next meeting Thursday, February 10th, 2022, 7-9pm

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