

**Woodmere-Trentwood Property Owners Association**  
**Minutes of Board of Directors Meeting**  
**January 8<sup>th</sup>, 2018**

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

The meeting was called to order at 2:57 PM by President, Leslie Orlovsky, at the Carolina Trace Country Club. Minutes of the December 2017 Board Meeting were approved via email by directors and posted on the website.

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

**BANK BALANCES**

Balances for the WT-POA accounts as of December 31, 2017 are as follows:

Checking Account:	\$ 1,632.82
Road Reserve	\$ 5,854.12
Money Market	\$33,465.39
<b>Total</b>	<b>\$40,952.33</b>

Since January 1, 2018 we have deposited a total of \$ 28,035.00 which included 37 dues paid by residents, two checks in the amounts of \$400.00 and \$150.00 as reimbursement to WT-POA for tree removal, and an additional \$ 55.00 for the 50/50 from our POA January Dinner.

The CTA was paid the quarterly assessment dues of \$ 17,814.75 on January 5th, 2018. Additional debits of \$1,773.79 were, or will be made today, including our utilities, payments to Phil Stone and Paul Perks.

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

**Committee Reports:**

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

Phil Stone came to clean-up of perimeter of the Pool area, including tree removal of overhanging and dead trees and cleaning out the brush. Also trimmed the Bradford Pear Trees and cut the Crepe Myrtles at ground level. He agreed to bill \$1,100 in December and the balance of \$1,100 in January

Paul received checks from the lot owners for the removal of the trees overhanging Chelsea Drive which reimburses us for Bobby Branch's bill in full.

Due to the very cold weather no progress was made on the electrical work at the entrance.

Leaf pick-up is rescheduled for January 16th, and a blast was sent to homeowners.

Discussion:

Paul will again try to get a response from CTCC regarding leaning tree on cart path right of way on 11<sup>th</sup> Creek.

Paul will send a Request for Bids for a contract for snow and ice removal. The idea is to have affirm contract with performance goals.

**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.

Oscar Roberto will provide some of the documents used by Sedgemoor for Recreation area access.

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

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

The Social Committee (Event, CARE and Welcome) met on Saturday January 6th. Joyce Gilliam handed over her info to the new Welcome person who is Peggy Scott. I will help Peggy to get a hold of things so that she can proceed in a timely manner.

Carolyn Schaeffer, outgoing chair, handed over her info to me. I am going to take on the Event leg of the Social Committee for the first year.

Jerry Hey will continue in the CARE position.

Due to the holidays and weather our meeting was delayed, however, I am confident that it will go smoothly in the future.

EVENTS:

The December POA dinner was hosted by Carol and Dick Philbin. 88 People were in attendance. Pepe Corello won both the 50/50 drawings. The 12 Day of Christmas was sung and acted out by all tables and the voices were terrific.

CARE:

Karen received the New and Deleted Residents List and forwarded them to Oscar Roberto, Peggy Scott and Jerri Hey.

Jerri Hey sent out a letter to all the CARE coordinators and included names of people that may need assistance. Jerri is also planning to have a meeting of CARE coordinators, and include myself and Peggy Scott to familiarize us of what is going on and the procedures for CARE.

**Architectural** (*Warren Garbe*)

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

One (1) Request for Construction Approval was active during December.  
666 Cashmere Drive - Replacement of structural supports completed. Waiting for delivery of window panels to be installed.

Miscellaneous construction items.

791 Cashmere Court – Awaiting completed Request for Construction forms.

Discussion:

Warren is preparing a document highlighting the boundaries of the areas owned by W-T POA and CTCC to better plan for maintenance of common areas.

Warren will be using a PVC cap to mark survey points as time permits. The Board approved expenditures of \$250 for materials.

**CTA Report** (*Leslie Orlovsky, Bill Elliott*)

Financial Report:

A large accounts payable balance is due to the Quarry legal expenses. Total Quarry expense is approximately \$205,000.00 YTD. On a cash basis, there has been a net loss in CTA accounts. Draft assessment invoices have been sent to POA Treasurers. Suggestion was made that POAs consider the loan of some of their reserves to CTA for some unspecified rate of return. Effective January 1, 2018 property owners will receive gate e-stickers for free.

Committee Reports:

Security & Safety:

Voicemail for the Gatehouse phone system is being pursued. A driver license scanner is being installed to verify drivers' licenses. Boat owners are being asked to register with the Lake Trace Boat Owners Registry for communications purposes. In order to register, contact Charles Holder at riskmgmt@gmail.com. The North bus stop has needed a parent supervisor for several months and, with the South bus stop parent unable to supervise for a few months, it was recommended that the bus stops be consolidated to one location on the south side, effective January 2, 2018.

Traceway Roads & Maintenance (TRAM):

The sluice gate on Stonegate Pond was just installed, but the pond may be lowered in the future to assist with culvert repairs. The "Keep Right" sign near the Highway 87 entrance was enhanced with a secondary sign lower on the pole. Gravel and some asphalt are being installed to improve road safety. A warning sign by the south side speed bump needs repair. Crack sealing between the Gatehouse and 87 is expected this month.

Communications:

CERT training that was previously scheduled for January is being postponed until spring, dates to be announced later. Updated POA officer/representative lists are needed.

Utilities:

The new water/sewer rates, as recommended by the Public Staff, were approved by the NCUC on November 8th and implemented by CWSNC. Current bills will show usage for the old rates and also for the new rates effective 11/8/17. Many will experience a decrease in their bills. The average house in Trace uses about 3,500 gal/mo. Those bills will be decreased by approximately

7% (about \$7.50 per month), which produces an annual savings of approximately \$90.00 per year. The new "Uniform" rate program is now in effect.

CT Fire Dept.:

Hi-visibility signs would greatly help EMS to find homes. POSs are asked to approve homeowners asking to install them.

Old Business:

Little River Quarry:

Still awaiting decision by Court of Appeals.

New Business:

2018 CTA Officers Nominations:

CTA Nominating Committee proposed Dick Brown (W-T) President; Ken Harden (HL) Vice President; David Smoak (NS) Secretary; David Turner (LT) Treasurer. Tony Forgione (LW) was nominated from the floor for Vice President.

Bios for the two candidates for Vice President will be distributed. Elections will be the first order of business at the January meeting.

Restricting Gunfire in Carolina Trace:

Hunting season has alarmed residents in the past. The control of gunfire on private property is not within the authority of CTA.

Discussion:

The Board decided that the WT vote for CTA Vice President for Security should go to Ken Harden.

The Board decided that additional funds for Quarry Legal Fees should be contingent on CTA naming an oversight legal expert to review billing of CTA attorney.

**Old Business**

Leslie is waiting for a response from CTA President regarding a neighbor's complaint about procedures at the gatehouse.

Legal counsel's opinion is that W-T POA Board cannot restrict firearms use in POA. Safe discharge of firearms is required by State regulations and there are also noise regulations in W-T R&Rs.

**New Business**

Annual Planning Meeting of W-T Board is scheduled for February 21<sup>st</sup> at 3 pm.

W-T Bylaws and R&R revisions will be discussed at the February meeting with the intention to distribute to the property owners before the March meeting.

Motion to adjourn was made and seconded. Meeting was adjourned at 4:40 pm.

The next regular meeting will be on February 12<sup>th</sup>, 2018 at 3:00 pm.

Respectfully submitted

Oscar Roberto  
Secretary, W-T POA Board of Directors