

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
January 15, 2020**

**Directors Present:** Scott Erickson, Karen Kennedy, Sara Napier, Bob Dykeman, Bernadette Russell, Jamie Bowen, Karen Scheidegger, Rod Winther, Casey Stewart

The meeting was called to order at 7:00 PM by President, Scott Ericson, at the Carolina Trace Country Club. Minutes of the December 2019 Board Meeting were approved by email in December.

New members were welcomed.

Rod Winther makes a motion, 2<sup>nd</sup> by Karen Scheidegger to nominate Scott Ericson as President, Bob Dykeman as vice president, Bernadette Russell as Secretary and Sarah Napier as Treasurer to the board as officers for an additional year. The motion was passed.

**Committee Reports:**

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

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
December, 2019

**BANK BALANCES**

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

	<u>Nov. Balance</u>	<u>Transactions</u>	<u>December Balance</u>
<b>Checking Account</b>	<b>\$ 3,056.28</b>		
Obligations paid		(572.90)	
WTPOA 50/50		113.00	
			<b>\$2,596.38</b>
<b>Money Market</b>	<b>\$94,648.33</b>		
Interest		7.92	
Transfer from M.M. to Road Reserve		(42,500.00)	
			<b>\$52,156.25</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$55,923.92</b>		
Interest		4.87	
Transfer from M.M. to Road Reserve		42,500.00	
			<b><u>\$98,428.79</u></b>
<b>POA Bank Total</b>			<b>\$153,181.42</b>

**Payments**

Vendor invoices paid in the month totaled \$572.90 which includes \$281.92 for materials for marking pins and signs and balance for electric, water and telephone bills.

**50/50**

September 50/50 was \$113.00. Year to date the income from 50/50 is \$1,044.00.

**Annual Due**

Dues payments deposited this month were \$00.00. Year to date dues payments of \$180,296.40 have been deposited.

### **Budget**

Income in the budget for the year is \$180,905.00 versus actual income of \$189,932.98. Total expenses year to date are \$137,181.39 leaving net income of \$52,751.59.

### **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. This amount is seen in the bank account balances, in the report above, by adding the \$52,156.25 in the Money Market account and the \$2,596.38 in the Checking account for a total of \$54,752.63.

**GENERAL RESERVE TOTAL IS: 54,752.63.**

**Sara Napier, Treasurer 2019**

Discussion regarding the charge for processing fee when properties are sold. Sarah wants to do some research before deciding whether to charge this fee or not.

### **Secretary's Report** *(Bernadette Russell)*

The up-dated winter directories are printed. They will be distributed on Monday, January 20<sup>th</sup>.

### **Roads and Grounds** *(Rod Winther)*

Met with Paul Perks to get all the files regarding roads and so on.

Committee is John Conglin, Tom Brennan, Neil Heflen, Bill Elliott, Steve Sohinki and Dennis Barrick to help with the smooth running of the community.

Projects: \$2500 project approved over by Piccadilly Court. \$14,500 to excavate ditch from culvert around the pool area. This project may impact 609 Cashmere home. There is on-going communication with the homeowner.

### **Recreation** *(Karen and Casey)*

Bob Dykeman will instruct the two new board members on how and what to do to manage the pool.

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

#### **Social:**

The Christmas POA Dinner was wonderful. Henry and I hosted and were helped by Andrea and Terry Schock. Kay Heflin led the blessing. Leslie Orlofsky orchestrated the 12 days of Christmas and fun was had by all. Before the dinner we had our annual POA meeting. Scott Erickson did a great job explaining the small increase on our POA dues.

Welcome: New neighbors moved into Drusy Schaffer's house. Jim Monahan moved into Hvartin's house. Leslie had not received the gate report for December as of this writing so had no further news. She complained about the gate reports being so late.

Karen has purposed having dinners quarterly at her home to invite new neighbors and board members. She was encouraged to try one. The food will be paid for by the POA finances. Suggestions regarding the children's exclusion from the POA dinners. Ideas regarding babysitting during the dinners a couple times a year.

**CARE:**

A neighbor in Jerri Hey's group had shoulder replacement surgery (669 Chelsea) She has family and friends here so is being well cared for. They were very appreciative for the kindness of neighbors.

**JANUARY WELCOME COMMITTEE REPORT**

The December Gate Report listed two new resident families, Charles & Kim Brown, who moved into 677 Chelsea on December 6 and Joshua & Mallory Dixon, who moved into 663 Chelsea on December 17. We delivered Welcome letters to their boxes and at the time of this report have not yet heard from them. I have also been advised that a gentleman bought and moved into 728 Piccadilly sometime during January, but since he would be listed on the January report, which I receive in February, I have no further information. Nevertheless, I did deliver a welcome letter to him and hope to hear from him in the next week or two.

We have not heard from the Aton's (579 Broadmoor), who moved in at the end of October, so I will try giving them a call. If there is no response, we will leave a Welcome Packet for them and include a note card with a personal message asking them to please fill out and return the information sheet so that they can receive POA news, invitations and important Email Blasts.

As part of this report I would like to point out that we are not made aware of new residents until we receive the gate report from CTA for the previous month. This is often not sent out until the second week of the month. I suggest that we periodically send out an email blast asking residents to call or email me to make us aware of any new neighbors that have moved in recently.

Respectfully submitted,

*Leslie Orlousky*

**Architectural** (Jamie Bowen)

**Old Business**

660 Chelsea – Certificate of Occupancy has been received.

599 Chelsea – regarding the un-approved driveway and subsequent issues with homeowner.  
Ongoing.

**New Business**

686 Chelsea has submitted for the drainage repair work around their home for approval. I have met with them and approved the proposed work.

675 Chelsea has submitted to replace their existing painted wood siding with vinyl siding, color of which closely matches the existing siding color.

618 Chelsea is looking at potentially building a home. I have sent them the links to the architectural standards and construction approval form. I have not heard from them since I replied to their email.

579 Broadmoor contacted me regarding building a fence in their backyard. I sent them a link to the Architectural Guidelines which shows a typical example of the fence and link to the Request for Construction Approval Form. I have not heard from them since I replied to their email.

**CTA Report** (Bob Dykeman)

Karen Kennedy-- alternate  
Oscar Roberto – alternate

Talked about North Gate with overweight trucks with security approval. A fence to attempt to control the geese was discussed. The fence is to be 1 foot high, over by the corner to be where the geese tend to congregate may be constructed. Floating swans (artificial) were suggested to help control the geese. Concern about children walking on the road around or near the North Gate exit in the morning as a danger.

**New Business**

Scott encourages board members to recruit people to be on the board or to work on a committee. The demographics have changed to a younger population so there needs to be representation.

All new board members have been assigned a mentor. Email accounts:

All new positions are required to have a POA email following this basic order.

wt<<title>><a href="mailto:poa@gmail.com">poa@gmail.com

Board will meet February 12<sup>th</sup> at 5:00 PM to review 2019 objectives and create 2020 objectives to be followed by the monthly POA meeting at 7.

Requirements to people with unimproved lots—discussing the leaf pickup. Many of the leaves are being blown onto empty properties which is not ideal.

Discussion about how cleaning of the empty lots – what is the expectation and allowable appearance?

Bob points out that some of the responsibility for these unimproved lots are the POA's responsibility because dues are paid.

Annual dues do not cover any repair or maintenance of any private lot. The POA does not have any responsibility for any private lot.

Leaves should not be blown onto these unimproved lots.

Suggested we meet with the leaf removal vendor (Bobby Branch) to cover expectations.

Rod, Bob and Mike Stewart will meet to work on this issue.

A suggestion is made to increase the dues for the owners of the unimproved lots to ensure the culverts and yards are kept clean by us.

Branch pick up--price per truck will increase next year (increase of \$50/truck).

### **Old Business**

616 Chelsea—firepit and shed is partially on Community property. This has been resolved to the satisfaction of all parties involved. Basically, when the house is sold the shed and firepit must be moved off POA property. This is an addendum to their property. The homeowners also must provide proof of insurance on this shed and firepit. The treasurer will manage the proof of insurance and file it with the secretary. If that information is not forthcoming Scott would like to assign the treasurer and Jamie to get that information. The first proof of insurance is required by the end of January.

Motion to adjourn was made by Karen and seconded by Rod. Meeting was adjourned at 8:55 pm.

The next regular meeting will be on February 12, 2020 at 7:00 pm.

Respectfully submitted

Bernadette Russell  
Secretary, W-T POA Board of Directors