

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
July 8th, 2020**

**Directors Present:** Scott Erickson, Karen Kennedy, Sara Napier, Bob Dykeman, Bernadette Russell, Casey Stewart, Karen Scheidegger, Jim Boone

**Absent:** Jamie Bowen

The meeting was called to order at 7:08 PM by President, Scott Erickson via Zoom due to COVID19. Minutes of the June 2020 Board Meeting were approved by online prior to the meeting.

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

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION  
FINANCIAL REPORT  
June, 2020

**BANK BALANCES**

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

	<u>May Balance</u>	<u>Transactions</u>	<u>June Balance</u>
<b>Checking Account</b>	<b>\$36,744.63</b>		
Obligations paid		(19,782.12)	
Assessment		1,260.00	
			<b>\$18,222.51</b>
<b>Money Market</b>	<b>\$164,801.30</b>		
Interest		13.51	
			<b>\$164,814.81</b>
<b>Road Reserve Fund (RRF)</b>	<b>\$98,469.68</b>		
Interest		8.07	
			<b><u>\$98,477.75</u></b>
		<b>POA Bank Total</b>	<b>\$281,515.07</b>

**Payments**

Vendor invoices paid in the month totaled \$19,782.12 which includes \$17,700.00 for Mark Reynolds, for ditch work, \$1,216.00 for Josh Godfrey for pool repairs and maintenance, \$173.06 for landscaping entrance work, \$279.36 for All Digital for printing banners / invitations for Kentucky Derby Pool Party and the balance to electric, water and telephone.

**50/50**

February 50/50 was \$60.00. Year to date the income from 50/50 is \$208.00.  
(NO 50/50 in March, April, May, or June)

**Annual Due**

Dues payments deposited this month were \$1,260.00. Year to date dues payments of \$183,822.00 have been deposited.

**Budget**

Income in the budget for the year is \$184,600.00 versus actual income of \$196,688.94. Total expenses year to date are \$68,355.29 leaving net income of \$128,333.65.

**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 2020**

Motion to no longer to carry Workman's Comp through the CTA. Our longtime insurance agent felt that this insurance is largely unnecessary and is not useful to our POA. Should there be an issue, our liability insurance would cover any expense. Sara makes the motion to discontinue this policy and Karen Kennedy seconds. All members agree.

All dues have been paid with the exception of the county owned property. CTA plans to handle this legally. Certificates of insurance are all in except one, which is coming, for all outside vendors.

**Committee Reports:**

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

I have completed the POA directory. I have sent it to several people for their review and changes. My intentions are to print and deliver these to all residents next week.

I have been unable to complete the Summer Newswire because I do not have everyone's submission. I need to know if I should just go with what I have at this time.

**Roads and Grounds** *(Jim Boone)*

Jim has been brought up to speed with Rod and Bob's help.

**Recreation** *(Karen S and Casey)*

Pool is open. The motor or pump will not make it through the summer per Josh. Casey would like to order that. Scott approved the expense. Additional children's bracelets will need to be ordered. The second side of the tennis courts will be cleaned around July 17<sup>th</sup>.

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

Well Covid19 has put a squelch on socializing but we are all improvising and getting together safely.

We are planning on expanding our POA Golf and looking forward to that.

**JUNE WELCOME COMMITTEE REPORT**

As of the date of this report (7/7) we have not received the Gate Report for June; however, we are aware of two new families who have moved into our neighborhood. Jeff & Dolores Lind (642 Chelsea) are in the process of moving in and we had a brief visit with them on their driveway. They have received their Welcome Packet and have already returned their information sheet, which has been emailed to the Secretary. A new family has also moved into the Sohinki home (595 Chelsea). Karen Kennedy met them and welcomed them to the neighborhood. Other than their first names (Ralph & Angela) we have no other information for them yet. We dropped off a Welcome Packet on July 4 and are awaiting their response. We did receive an information sheet from Tom Arpante (733 Chelsea Drive), and that was also emailed to the Secretary.

After talking with Karen, we have decided to go ahead and deliver Welcome Packets to all new residents without a preliminary welcome letter. I have once again revised the letter (a copy is attached to this report) and prepared several folders, which were delivered to the following households:

665 Chelsea Drive (James & Dawn Harter)  
683 Chelsea Drive (Greg & Glynis Kennedy)  
608 Cashmere Court (Gary & Lauren Taylor)

We also tried to follow up with residents at 663 Chelsea but their home is on the market now so it is irrelevant.

**CARE**

Jerri Hey reports that there have been no medical or emergency situations in our POA in June, 2020.

**Architectural** (Jamie Bowen)

No Report

**CTA Report** (Bob Dykeman)

Addendums for last month—all good—change the time frame in the bylaws to allow for more time for the POA's to get their financial reports completed.

Bob made a motion to support the CTA's 3 amendments to the bylaws. Karen Kennedy second. All members approve.

Phone change at the gate to a phone system with prompts. Allow you to reach the gate house, the Club House, and the Fire Department (around July 15<sup>th</sup>).

Seal coat test on Traceway was done, trying various products to see what works best. Crack seals seems to be the better way to go rather than reseal the roads that are already peeling.

### **Old Business**

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

Cashmere Bridge Task Force – The group is meeting and discussing options for the repairs.

### **New Business**

Fire pit usage at one resident's home brought attention to the board. They must be approved by the board due to various fire hazards. The R and R's do not address what is permissible to burn in a firepit. Jamie will contact the fire department to find out what the fire burn laws allow.

Budget Calendar review for next year will be discussed at the next meeting. All board members have received the proposed budget.

Motion to adjourn was made by Karen Kennedy and seconded by Sara. Meeting was adjourned at 8:04 pm.

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

Respectfully submitted

Bernadette Russell

Secretary, W-T POA Board of Directors