

**Woodmere-Trentwood Property Owners Association
Minutes of Board Meeting
July 08, 2021**

Directors Present: Bob Dykeman, Casey Stewart, Sara Napier, Karen Scheidegger, Nancy Pawlowski, Ben Perez, Bernadette Russell, Jim Boone

Absent: Jamie Bowen

The meeting was called to order at 7:01 PM by President Bob Dykeman, at the home of Bernadette Russell. Minutes of the June Board Meeting were approved by online prior to the meeting.

Treasurer's Report (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION
FINANCIAL REPORT
June 2021

BANK BALANCES

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

	<u>May Balance</u>	<u>Transactions</u>	<u>June Balance</u>
Checking Account	\$17,182.83		
Obligations paid		(756.64)	
Assessments		1,020.00	
50/50		209.00	
			\$17,655.19
Money Market	\$173,476.22		
Interest		7.13	
			\$173,483.35
Road Reserve Fund (RRF)	\$130,294.90		
Interest		5.35	
			\$130,300.25
		POA Bank Total	\$321,438.79

Payments

Vendor invoices paid in the month totaled \$756.64 which includes \$270.00 to Currin Landscaping for May Lawn Service; \$165.96 to All Digital for Residents Directory & Copy Club Membership; \$48.32 to James Boone for reimbursement for Flowers for Entrance & Special tool for Sprinkler heads; and the balance of \$272.36 to Water and telephone.

50/50

(NO 50/50 in Jan., Feb., March & April 2021) \$209.00 was collected for 50/50 for the month of May. The total collected in 2021 for 50/50 is \$423.00.

Annual Due

Due's payments deposited this month were \$1,020.00. Year to date dues payments of \$197,412.00 have been deposited.

Budget

Income in the budget for the year is \$189,350.00 versus actual income of \$199,194.78. Total expenses year to date are \$56,447.56 leaving net income of \$142,747.22.

Reserves

The **Road Reserve Fund** (held in its own money market account) is for the maintenance and repair of our roads and related 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.

Sara Napier, Treasurer 2021

Secretary's Report *(Bernadette Russell)*

Annie Moeller has expressed interest in replacing myself as the secretary for 2022. A request has been made for a properly working clock at the pool area.

Committee Reports:

Architectural *(Jamie Bowen)*

Approved fence for lot #667

Roof approved for #612

Roads and Grounds *(Jim Boone)*

Received tree removal estimates for Chelsea 670 and Chelsea 654. Will discuss at meeting with board. The total cost will be \$500 for lot 670. Ben made a motion, Casey seconds. Motion approved. Lot 654 has 5 trees that are leaning into their property. The homeowner agreed to pay half of the cost. Estimate is \$1000. Jim makes a motion, Casey seconds. Motion approved.

Still clearing and removing limbs and brush throughout POA. Thanks to the volunteers.

Moving forward with paving projects.

Will be working with POA President and volunteers on redoing the drainage at Trace Way and Chelsea Drive, in front of the brick wall to see what can be done to improve water runoff and appearance when entering our POA.

Jim Boone

Recreation (Karen S and Ben Perez)

Old Business:

- BBQ Grills – All in working order
- Meet & Greet and Town Hall – Complete
- Butt Can – Placed near gate entrance.

New Business:

- Phone Line INOP
 - Bob called in a work order and a temp line is in place until they can come out and permanently fix
- Meet and Greet
 - 117 signed up, about 90 attended (weather)
 - Put line in budget for 1X or 2X summer events
 - Do we put another event on in Aug (Back-2-School)?
- Pool Vandalism
 - Discuss security concerns (Cost vs. Actual Risk)
 -

Social Care and Welcome (Nancy Pawloski)

WELCOME:

Karen Kennedy did not submit a Welcome report for this month.

CARE:

Sue Dykeman reports that there was no activity for the Care group for this month.

SOCIAL:

The Town Hall/Pizza Party was a great success. There were well over 90 people in attendance, and many were new faces. Kudos to Ben Perez and his team for the idea, planning and execution.

The July POA dinner was July 7 and was hosted by Bill and Penny Elliott and Dennis Barrick and Bernadette Russell. 57 residents attended the dinner and 24 residents played in the POA golf outing.

The Ciccotti's and the Dykeman's will host the August dinner.

Respectfully submitted,
Nancy Pawloski

CTA

Proposed budget includes an increase of the dues for unimproved lots. The board will vote on raising the rates on unimproved lots in 2022. WT increased the dues for unimproved lots recently to increase to 75% over 5 years. We suggest all POAs follow something similar. CTA suggests raising the amount to \$100 for each unimproved lot. This would cost our POA \$5500. In theory, we will save money because there will be a decrease on the amount we pay for improved lots.

Casey calls for a vote on this issue for 2022. Board members call for more information and as it stands, would considering agreeing to this over a 3-to-5-year span. The motion was tabled until the August meeting.

CTA is seeking a proposal to create walking paths in various areas around Trace.

Do we approve a \$75k cost to repair the culverts in 2021 instead of 2022? Casey makes this motion. All board member agrees.

Next-door is being used to send out information. This information is going out to other communities outside of Trace. Some of this information is considered a security risk and should be limited to only CTC.

New Business

Significant water run issues stemming from the new neighborhood behind homes on Chelsea Drive—Lexington Farms subdivision. The state inspector has come in three times and sent changes required by the builder. It has helped but has not solved the problem.

Pool security—due to recent vandalism, we are considering a security system. Is the cost of security necessary? We have only experienced 2 issues in many years. Ben Perez will do some research on costs and details.

Kids on golf carts—Several emails have been sent regarding children driving golf carts dangerously. The state law requires a person to be over the age of 16 and in possession of a current driver's license to drive a golf cart on public roads. CT has only private roads, so it is proposed that we add a change to our R and Rs. Bernadette will send out a blast addressing this safety issue.

Budget—Sara submitted a budget for consideration. This will be reviewed and voted on at the August board meeting.

There are several improvements necessary at the pool area. The gutters need work, the bathroom mirrors and paper holders need to be replaced, the floors need to be painted in the rest rooms. An estimate for \$600 to make these improvements. The furniture needs to be replaced, estimate of \$500. The electrical panel in the pump house needs to be updated over a 3-year span.

Nominating Committee—3 board members are needed to create this committee. The President, the Architecture Chair, the Secretary and the Treasurer positions will be open as of December 2021. Ben Perez, Karen Scheidegger and Sara Napier will create this committee.

The meeting was adjourned at 9:30 by Nancy and seconded by Ben.

The August meeting will be held on August 12th at 7 pm.

Respectfully submitted

Bernadette Russell.