

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
July 14, 2022**

Directors Present: Casey Stewart, Ben Perez, Annie Moeller, Amelia Reible, Jamie Bowen, Karen Schneidigger

The meeting was called to order at 7pm by President Casey Stewart. Minutes of the June Board Meeting were approved via email by directors and will be posted on the website.

Treasurer's Report (*Steve Wisinski*)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION

FINANCIAL REPORT

June 2022

BANK BALANCES

At the end of June 2022, the POA accounts at First Bank had the following balances:

May Balance Transaction June Balance

Checking Account \$14,498.58

Obligations paid (2,888.53)

50/50 (April Contribution) 0.00

Assessments 5,082.00

\$16,692.05

Money Market \$212,790.27

Interest 8.74

\$212,799.01

Road Reserve Fund (RRF) \$187,371.54

Interest 7.70

\$187,379.24

POA Bank Total \$416,870.30

Payments

Vendor invoices paid in the month totaled \$2,888.53 which includes 1,400.00 to Bobby Branch for Spring

2022 branch pickup, \$962.50 to Jason Wilkins for Spring/Fall lawn care, and \$526.03 for utilities.

50/50

\$65.00 was collected for 50/50 for the month of June. June's 50/50 was deposited in July and will reflect

accordingly in the July treasurer's report. The total collected in 2022 for 50/50 is \$168.00.

Annual Dues

Due's payments deposited this month were \$5,082.00. Year to date dues payments of \$199,499.00 have

been deposited.

Budget

Income in the budget for the year is \$205,649.00 versus actual income of \$5,098.44. Total expenses year

to date are \$56,539.61 leaving net income of \$2,209.91 for the month.

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 \$130,252.25 as of December 31, 2020, adding in 2021

interest plus 2021 contribution from the budget of \$57,080.84 and interest accrued, gives a balance of

\$187,379.24 as of June 30th, 2022.

ROAD RESERVE TOTAL IS: \$187,379.24.

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 \$48,439.32 as of

December 31, 2020 (all in the money market account). To this amount we add interest paid plus 2021

contributions of \$15,029.58, this brings the total in the general reserve to \$63,468.90 as of December 31,

2021.

The General Reserve as of December 31, 2021, was 63,468.90 leaving 24,290.57 in the money market

account earmarked for 2021 drainage, paving, and tennis court restoration.

GENERAL RESERVE TOTAL IS: 63,468.90.

***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

Secretary's Report *(Annie Moeller)*

CTA Secretary has sent added/ deleted residents to the Welcome Committee.

Committee Reports:

Roads and Grounds (Jim Boone)

Working with contractor on bid to place an open ditch behind 796-782 Cashmere Court (appx 550 ft) on POA easement property. As of now, we only have a rough Est of \$7500-8000. Hoping to have a written bid for our next meeting. Also, had the same contractor look at 707 Essex Court for runoff issues. The proposals were 1) putting in a dry creek on POA property between Essex and Bucks Court. 2) Trying to use some private property as part of the dry creek to catch the runoff from the unfinished house at 707 Essex Court. Both ideas were rejected by some of the local homeowners.

The board should look at sending an official request to the owner of 632 Angus Court, asking permission to use the bottom corner of their lot to extend the needed dry creek; this would connect the new ditch coming down from the retention area behind the pool that flows to the creek running along the Golf Course. The new ditch will be replacing a previous ditch that mistakenly cuts through private property.

Still looking at ways to improve the drainage area at the entrance. Contractor still must dig down and find

the 3 phase electrical power lines to see if they will be in the way for an underground 15-inch pipe to maintain the proper elevation for joining existing CSP.

Recreation (Karen Scheidegger, Amelia Reible)

Pool

Saltwater conversion is complete!

SIII have not replaced ceiling fans, may be a project for later.

We've been having problems with the water heater for the bathrooms at the pool, both elements need to be replaced. We should discuss and decide if this is a necessary repair. Updating the pool's electrical system should be put into our long term strategic plan.

Social Care and Welcome (Karen Kennedy)

2022 W/T Dinner Volunteers

- **Aug 3rd – Paul Perks**
- **Sept 7th – Barrick & Russell**
- **Oct 5th – Wirsing / Davis**
- **Nov 2nd – Open for Volunteers**
 - **Veterans Dinner**
- **Dec 7th Fields**
 - **Toys for Toys / Ornament Exchange**

● 2022 W/T Party Volunteers

- **Summer – Town Hall – TBD**
- **Oktoberfest – 9/10**

Volunteers are still needed to host other POA Social Events.

All residents are invited to a Pool Party every Friday at 5pm.

CTA Meeting Report:

Spectrum gave a pitch on running fiber into Carolina Trace.
Census Activity and the Budget Proposal were discussed.

Architectural (Jamie Bowen)

735 Chelsea has requested approval of a fence.

785 Chelsea has requested approval for siding replacement.

Karen Scheidigger moved to adjourn. Ben seconded the motion. The meeting was adjourned at 8:14 pm.

Respectfully submitted

Annie Moeller