

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
June 9, 2022**

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

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

Treasurer's Report (Steve Wisinski)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION

FINANCIAL REPORT

May 2022

BANK BALANCES

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

	<u>Apr. Balance</u>	<u>Transaction</u>
	<u>May. Balance</u>	
Checking Account		\$16,249.69
Obligations paid		
(2,033.64)		
50/50 (April Contribution)		53.00
		Assessments
		0.00
		Sedgemoor Entrance
Sharing		229.53
\$14,498.58		
Money Market		
\$212,781.23		

Interest 9.04

\$212,790.27

Road Reserve Fund (RRF)	\$187,363.58
Interest	7.70

\$187,371.54

POA Bank Total
\$414,660.39

Payments

Vendor and CTA insurance invoices paid in the month totaled \$2,033.64 which includes \$613.00 to Josh Godfrey for pool maintenance, \$300.00 withdrawal in petty cash for Derby betting, \$107.00 to All Digital for printing services, 71.08 to Ben Perez for derby party supplies, 49.14 to Karen Kennedy for Social and Welcoming Committee supplies and \$893.30 for utilities.

50/50

\$53.00 was collected for 50/50 for the month of April. April's 50/50 was deposited in May and will reflect accordingly in the May treasurer's report. May and Derby party 50/50 will be deposited in June. The total collected in 2022 for 50/50 is \$168.00.

Annual Dues

Due's payments deposited this month were \$0.00. Year to date dues payments of \$156,973.00 have been deposited.

Budget

Income in the budget for the year is \$205,649.00 versus actual income of \$299.53. Total expenses year to date are \$53,651.08 leaving net income of \$-1,734.11 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, giving a balance of \$187,371.54 as of May 31st, 2022.

ROAD RESERVE TOTAL IS: \$187,371.54.

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, bringing 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)*

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

Committee Reports:

Roads and Grounds (Jim Boone)

LRPG met on May 12 and discussed having an Engineer to survey our roads. There is a line item in the budget to have this done every five years. Last one was 2016, with a recommendation to seal. With everything going on in 2021, the survey was put off. The cost in 2016 was \$2000.00 and talking with the engineer a couple of months ago, the current cost is \$5600.00. The LRPG feels that at this cost, the roads are not in that bad of shape and this can be put off for another couple years, and the money in the budget needs to stay but be increased. Areas needing improvement will be reviewed by the paving company, Ben Perez made a motion to postpone spending funds on the 2021 survey until 2023. Karen Scheidigger seconded the motion. The motion passed.

After the last big rain we had various drainage problems happening. Some were due to builders in WT, and others were outside our property lines. There is no quick solution. The board officers are working to come up with answers to the resident's questions.

Five trees were removed from the entrance.

Recreation (Karen Scheidegger, Amelia Reible)

Old business

POA Board discussed moving forward with a vote for saltwater conversion.

Committee is still trying to find replacement fans for the pavilion.

New business:

Josh is troubleshooting a filter issue currently.

Lots of new families requested pool bands. Water nice and warm. Getting lots of use!

Suggestion made by resident for a table / sitting spot outside of pool area, in order to move smokers away from entrance.

Social Care and Welcome (Ben)

2022 W/T Dinner Volunteers

- **July 6th – Henry and Karen Kennedy**
- **Aug 3rd – Paul Perks**
- **Sept 7th – Barrick & Russell**
- **Oct 5th – Wirsing / Davis**
- **Nov 2nd – Manning / Perez**
 - **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 POA Dinners as well as other POA Social Events.

CTA Meeting Report:

Ben Perez attended the CTA meeting. There was a discussion with the Fire Marshall concerning Pool Lock Issues. CTA is starting to work on budgets and expects changes to the improved/unimproved lot assessments.. Both bridges in W/T passed inspection as fair, but will require repairs next year and will be included in next year's budget. Gate house is extremely short staffed and is working on backfilling staff. SPA will visit next week to

conduct an assessment for next year's security contract. Legal representation votes in September if engineers do not respond to the CTA about required work for the dam. Any CTA/TRAM requests for next year's budget need to be addressed (trees, drainage, road widening). Ernie will step down from Roads and Grounds position in July. Expect projects to slow until replacement is found.

Architectural (Jamie Bowen)

NEW BUSINESS

Drainage issues and recent flooding were discussed, as well as builder's vs. property owner's responsibility and how the POA fits into this situation.

New Business

Converting the pool from chlorine to salt was discussed. Ben Perez made a motion to go with the conversion now while the cost was acceptable. Casey Stewart seconded the motion. The motion passed to move forward to convert the pool from Chlorine to Salt. Cost is \$3400.00 and the pool will be down for about two hours while the equipment installation takes place. Josh will work this transition for W/T into his schedule as 2 hours of downtime will not affect the pool use.

Motion to adjourn was made by Ben Perez, and seconded by Casey Stewart. The next regular meeting will be on July 14th, 2022.

The meeting was adjourned at 8:14 pm.

Respectfully submitted

Annie Moeller