

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
March 10, 2022**

Directors Present: Casey Stewart, Ben Perez, Steve Wisinski, Annie Moeller, Amelia Reible, Jim Boone, Karen Scheidegger

The meeting was called to order at 7pm by President, Casey Stewart. Minutes of the February 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
February 2022

BANK BALANCES

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

	<u>Jan. Balance</u>	<u>Transaction</u>	<u>Feb. Balance</u>
Checking Account	\$40,669.89		
Obligations paid		(5,385.66)	
50/50		0.00	
Assessments		93,155.00	
			\$128,439.23
 Money Market	 \$87,763.51		
Interest		3.37	
			\$87,766.88
 Road Reserve Fund (RRF)	 \$187,340.73		
Interest		7.19	
			\$187,347.92
		POA Bank Total	\$403,554.03

Payments

Vendor invoices paid in the month totaled \$5,385.66 which includes \$5,050.00 to Bobby Branch for Fall leaf pickup, \$271.00 to RMR Custom Homes for snow removal and \$64.66 to telephone.

50/50

\$0.00 was collected for 50/50 for the month of February. The total collected in 2022 for 50/50 is \$47.00.

Annual Due

Due's payments deposited this month were \$93,155.00. Year to date dues payments of \$154,465.00 have been deposited.

Budget

Income in the budget for the year is \$205,649.00 versus actual income of \$93,165.56. Total expenses year to date are \$26,377.90 leaving net income of \$87,779.90.

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 \$187,347.92 as of February 28th, 2022.

ROAD RESERVE TOTAL IS: \$187,347.92.

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)*

Newswire and the Directory will go out in April. The Newswire will be delivered by Email; hard copies will be given to those residents without Email address registered.

Committee Reports:

Roads and Grounds (Jim Boone)

Sent out 2022 season mowing bids for POA common areas.

Will be holding a meeting at the pool area this Saturday, March 12 requesting volunteers for Landscape Advisory Group and Long-Range Planning Group.

Still working on the best way to fix drainage problems at the front entrance, and still have the landscape be attractive to residents and guests entering our POA.

Note. Had someone (maybe young or old) spray paint one of our Speed Limit signs trying to change the speed from 25 MPH to 85 MPH. Took down the sign and took it to my house and after a couple hours of trying different solvents that wouldn't hurt the finish it reads 25 MPH and is back up.

Recreation (Karen Scheidegger, Amelia Reible)

- Report from recreation committee

Old business: nothing

New business: Researching purchase of new chairs, ideas on how many
Confirming Josh's plan for getting pool ready

Social Care and Welcome (Ben)

March Dinner was a success.

Dennis Barrick will replace Tom Hasbrouck as golf coordinator.

April Dinner will be hosted by Orlovsky/Garbe.

May Dinner needs two reps from the POA Board.

Options for the Kentucky Derby Party were discussed.

Social Rep volunteers discussed.

2022 W/T Dinner Volunteers

- **Mar 2 – Henry & Karen Kennedy**
- **Apr 6 – Orlovsky / Garbe**
- **May the 4th (Be with you!)-Star Wars Theme -Open**
 - **Dinner with Sedgemoor to be hosted by Board Members**
 - **Cinco De Mayo Food Theme**
- **Jun 1st – Hey / PacPaco**
- **July 6th – OPEN**
- **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**
 - **May 7th – Kentucky Derby**

- **June ? – Pool Opening Party – Ambrosino**
- **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:

Steve Wisinski attended the CTA meeting. CTA is needing a volunteer to serve as secretary. Many communities are going to salt water pools rather than chemicals. Some communities have had success using the Square Financial Software for Dues payments.

Architectural (Jamie Bowen)

The board of directors are in contact with the builders of 762 Turnbury concerning their care, clean up, and organization of builder's supplies and equipment.

New Business

Saturday, March 12, two new committees will meet at the pool: Landscaping Committee 1-2, Long-Term Planning Committee-2-3pm

Spring Pool Clean Up is tentatively set for April 23rd -24th.

Branch Clean up will be April 27th and 28th

Motion to adjourn was made by Ben Perez, and seconded by Casey Stewart. The next regular meeting will be on April 7th, 2022.

The meeting was adjourned at 8 pm.

Respectfully submitted

Annie Moeller