

**Woodmere-Trentwood Property Owners Association  
Minutes of Board of Directors Meeting  
March 9, 2023**

**Directors Present: Ben Perez, Amelia Reible, Steve Wisinski, Annie Moeller, George Orlovsky, Steve Uribe, John Fields**

The meeting was called to order at 7pm by Vice-President, Ben Perez, seconded by Amelia Reible. Minutes of the February Board Meeting were approved via email by directors and posted on the website.

**President's Report: (Ben Perez)**

- FEB 2023 Mins uploaded to WT Site
- FEB Add/Deleted residents sent to Welcome Lead
- 2023 Spring Newswire Prep due this month
- WT R&R rewrite – may require out of cycle vote
- WT R&R rewrite – areas that need addressing:
  -
- Short Term Rentals: Property owners who have designated their property as rental property shall notify the Woodmere-Trentwood POA Treasurer of their intent. No short-term rentals are allowed in Woodmere-Trentwood. Short term rentals are defined as less than 90 days in term. The property owner shall provide the renter with a copy of the R&R's and By-Laws. Property owners are responsible for their tenants and for maintaining their property to the high standards of appearance as noted in Covenants.
- Firearms: Discharging a firearm within 100 yards of a residence is prohibited unless defending against home invasion.
- What other areas do we need to address?

**Secretary's Report (Annie Moeller)**

Reminder to Board Members to turn in Spring Newswire Articles this month. Hope to publish in early April.

Dates of Spring Branch Pick up Requested by Residents: Scheduled for April 17th.

**Treasurer's Report (Steve Wisinski)**

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION  
FINANCIAL REPORT  
February 2023

**BANK BALANCES**

At the end of January 2023, the POA accounts at First Bank had the following balances:

**January Balance    Transaction    February Balance**

Checking Account \$49,718.04  
Obligations paid (6,291.11)

Assessments 80,212.39  
50/50 55.00

\$123,694.32

Money Market \$162,852.65

Interest 4.47

Transfer to Road Reserve (46,200.00) \$116,657.12

Road Reserve Fund (RRF) \$187,434.44

Interest 8.96

Transfer from Money Market 46,200.00

\$233,643.40

POA Bank Total \$473,994.84

### Payments

Vendor invoices paid in the month totaled \$6,291.11 which includes \$6,000.00 to Bobby Branch for leaf pickup and \$291.11 for utilities.

### 50/50

\$55.00 was collected for 50/50 for the month of January. The total collected in 2023 for 50/50 is \$105.00. Annual Dues

Due's payments deposited this month were \$80,212.39. Year to date dues payments of \$ 176,037 have been deposited.

### Budget

Income in the budget for the year is \$205,664.00 versus actual income of \$80,280.32. Total expenses year to date are \$30,753.17. Net income is \$73,989.71 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 2022 interest plus 2022 contribution from the budget of \$46,200.00 and interest accrued, gives a balance of \$233,643.40 as of February 28th, 2023.

ROAD RESERVE TOTAL IS: \$233,643.40.

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 2023

## **Committee Reports:**

### **Roads and Grounds (John Fields)**

#### **New Business**

- **Branch Pickup** is set for April 17th. This will allow time for March storms and if folks would like to use spring break to clean up their property.
- I put out bids for **Lawn Care** for the upcoming 2023 season. I sent the notification to five vendors in hopes to get a good bid for this year. The following notice was included. I will let you know once I receive any bids.

Area #1 Swimming Pool/Tennis Area 616A Chelsea Dr. Size 35,195 Sq ft.

Area #2 Entrance at Trace Way and Chelsea Drive. At entrance size 2663 Sq ft, Top of drive in front of brick sign size 676 Sq ft.

Area #3 Oxon Court size 1630 Sq ft

Area #4 Thames Court size 4105 Sq ft

Area #5 Piccadilly Court size 2576 Sq ft

All areas are to be mowed every two weeks, and if needed, grass clippings will need to be blown out of the concrete areas at the pool, parking lot, tennis courts and sidewalks. All sidewalks edged every four weeks.

Timeframe starting week of April 3, 2023 through September 30, 2023.

All bids are due to me, John R. Fields email: wtrandgpoa@gmail.com by March 24th . Contracts will be awarded on March 30th.

- Potential Implementation of a “**Yard of the Month**” competition for our community. This is a way to encourage residents to keep their yard as beautiful as possible. I would suggest that the landscaping committee members be judges and meet on the third Thursday of each month to nominate residence yards for this award. Final votes will be from the board of directors. I would of course be the tie breaker.
  - The winner will be announced through the blast as well as on the POA facebook page.

- The winner would also receive a \$50 gift visa card (funding ideas?) I know there is some money we could use somewhere in our budget. We are talking about \$250 for all five months unless we think a \$100 visa card is better and more enticing. Prizes also include any donated prizes we could solicit from local garden supply vendors. I would be happy to go out and get donations.
- The competition would begin in May and last through Sept.
- We will need to contract a “Yard of the Month” sign. Non-intrusive and classy, not some tacky sign that no one would want in their yard. This sign will be placed on the property. The sign and the prizes will be presented to the property owners on the last Thursday of each month.
- The sign will remain in the yard for one month and then removed and placed in the new winning yard on the last Thursday of each month.
- The first nomination will be needed for the May winners by April 20th.
- I will send out bids for the sign this month if this proposal is approved.

## ACTION ITEMS

1. **Bids for Lawn Care for next meeting to vote**
2. **Bids for YOTM if approved**
3. **Make an announcement on Blast and POA FB for limb pickup on April 3rd for April 17th pickup**
4. **Turn on irrigation system at main entrance and program (Jim Boone and I)**
5. **Clean out the trash/limbs from our culvert on the 11th. (we can't let sedgemoor make us look bad) They did a fantastic job cleaning theirs out and we need to make sure the pipe liners last forever. (Jim and I we do this soon)**

## NEXT MEETING PROPOSAL AGENDA

Discuss the Pool Clean up date in conjunction with limb pickup. I also would like to discuss the possibility of installing a playground near the pool/tennis court area. This would be a playground for our young ones and I am not sure if that is something we might have discussed in the past. I noticed this question next door, which made me think that it is something a new residence will be looking for in a potential community. So think about it, for the next meeting.

### **Recreation (Sonya Fields)**

**Old Business:** It was reported we still had months needing POA dinner hosts.  
(July, Sept, Dec)

**New Business:** March POA dinner had 46 attendees, with 2 new attendees. Golf for that day had 18 attendees. We still have the months of July, September and December that need POA dinner hosts.

•**Recreation Notes: (George Orlovsky & Steve Uribe)**

- Women's bathroom door lock has to be fixed or replaced
- Backflow prevention device testing and inspection
- In the process of lining up volunteers and equipment to pressure wash Tennis/Pickleball courts, hopefully in late April.
- Joshua Godfrey to submit payment for inspection to the Health Dept. Will bill us later.
- Must get a phone connected prior to pool inspection.
- There are 2 outdoor fan models available at Lowes for under \$100 each.
- Lighting for the pool pavilion?
- Will be adding a shelf above ceiling joists in the holiday shed this Saturday.

•**Welcome Committee Notes**

- Informal meeting with 2 new residents February.
- Sofie Bradigan 605 Cashmere will schedule a formal meet and greet for the end of month.
- Michael & Laurie Walker 737 Oxon Ct. Scheduling meet and greet for next week.

**CTA Meeting Report:**

2023 CTA Representatives and Alternatives: Amelia Reible, Ben Perez, Steve Wisinski

CTA MEETING NOTES – 7 MAR (Amelia Reible)

- Communication with CTA to individual POA's, making sure information is passed on in a timely manner.
- CTA asks that we remind residents to inform the gatehouse of any break ins, vehicle thefts etc. AFTER proper authorities have been notified. This helps them to identify and problem areas.
- CTA is asking for a volunteer for someone to collaborate with NC fish and wildlife to assess the deer population in trace. Concerns were brought up about overpopulation.
  - Stonegate requested an audit be done of the CTA books for the last 3 years. CTA has not done these audits and are in violation of the bylaws. A vote was taken, and the audits will be done.

**Next CTA Meeting Tues 4 April@ 7pm**

**Architectural (Jamie Bowen)**

**OLD BUSINESS**

- Lot 707 Essex – I have asked for a site plan showing how the contractor plans to address the changes in grade around the house prior to continuing work but have not seen anything back yet.

- 762 Turnbury – Final Inspection has passed. The driveway is scheduled to get poured this week. Mailbox has been paid for and should be installed soon. I plan to complete all interior trim this weekend.
- 566 Chelsea – Interior rough-ins continue.

NEW BUSINESS

None

**-Open discussion**

Discussion around social events that can draw out new residents.

Open to new ideas and social activities.

Dates:

|           |       |   |
|-----------|-------|---|
| April     | 1     | Release Spring NEwswire/Financial Review  |
|           | 13    | Board Meeting                             |
|           | 17    | Spring Branch Pick Up                     |
|           | 22-23 | Spring/Pool Clean Up                      |
| May       | 6     | Kentucky Derby/Pool Opening               |
|           | 11    | Board Meeting                             |
| June      | 8     | Board Meeting                             |
| July      | 13    | Board Meeting                             |
| August    | 10    | Board Meeting                             |
|           | 24    | Budget Work                               |
| September | 14    | Board Meeting                             |
|           | 30    | Pool Closure Week/Budget Due to Secretary |

Amelia Reible moved to adjourn the meeting. George Orlovsky seconded the motion. The meeting was adjourned at 8:30 pm. Next meeting April 13, 2023 @ 7pm.

Respectfully submitted,

Annie Moeller