

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
March 13, 2019**

Directors Present: Bill Elliott, Louise Spofford, Larry Hrvatin, Karen Kennedy, Sara Napier, Bob Dykeman, Bernadette Russell, Jamie Bowen

Others Present: Warren Garbe

Absent: Paul Perks

The meeting was called to order at 7:00 PM by President, Bill Elliott, at the Carolina Trace Country Club. Minutes of the February 2019 Board Meeting were approved by Karen Kennedy and second by Jamie Bowen.

Treasurer's Report (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION
FINANCIAL REPORT
February, 2019

BANK BALANCES

At the end of February 2019, the POA accounts at First Bank had the following balances:

	<u>Jan. Balance</u>	<u>Transactions</u>	<u>February Balance</u>
Checking Account	\$30,442.50		
Dues Payments		75.645.00	
50/50 deposited		93.00	
Obligations paid		(214.56)	
			\$105,965.94
Money Market	\$44,560.33		
Interest		3.42	
			\$44,563.75
Road Reserve Fund (RRF)	\$55,877.50		
Interest		4.29	
			<u>\$55,881.79</u>
		POA Bank Total	\$206,411.48

Payments

- Vendor invoices paid in the month totaled \$214.56.
- This includes our monthly electric, water and telephone.

50/50

Income from 50/50 was \$93.00. Year to date the income from 50/50 is \$170.00.

Annual Dues

Dues payments deposited this month were \$75,645.00. Year to date dues payments of \$124,685.00 have been deposited.

Budget

Income in the budget for the year is \$180,905.00 versus actual income of \$125,229.85. Total expenses year to date are \$19,248.20 leaving net income of \$105,981.65. We owe \$10,000.00 for the last liquid road payment (in Road Reserve).

Reserves

The Road Reserve Fund (funded and held as a separate account) is for the maintenance and repair of our roads.

The Road Reserve has \$55,872.75 as of December 31, 2018.

The General Reserve was created from all past net income and can be used for any project. We can draw on the reserve

for projects postponed from 2017 and 2018,(held in our Money Market Account). The General Reserve has

\$37,604.77 as of December 31, 2018 plus \$6,952.31 left over from 2018 for projects not completed in 2018.

Sara Napier, Treasurer 2019

Secretary's Report *(Bernadette Russell)*

Attempted to arrange a meeting with all board members and Oscar Roberto to learn the google drive. Will contact Oscar to get dates for meeting and try to arrange a meeting that works for all members.

Committee Reports:

Roads and Grounds (Paul Perks)

No report

Lights have been installed at the entrance to the POA. One of the lights has already been purposely knocked out as it was shining in the face of the driver.

Recreation (Louise Spofford and Bob Dykeman)

Pool painting and brick replacement are in progress.

CTCC has been given permission to use the parking lot of the pool area to store sand and stone as they work on repairing the Creek golf course. There has been some damage to the parking lot. Discussion ensued.

Social Care and Welcome (Karen Kennedy)

SOCIAL, CARE AND WELCOME REPORT FOR FEBRUARY 2019

C.A.R.E.:

Ron and Peggy Scott have resigned their position as the welcoming committee. The new replacements are Leslie and George Orlofsky.

Architectural (Jamie Bowen)

Woodmere-Trentwood P.O.A. Architectural Report February/March 2019

I have had request for work to be approved by the architectural committee as follows:

- 645 Chelsea Drive – Request to convert rear covered porch into a sunroom – Approval Provided.
- 634 Angus Court – Request for repair of fencing with modifications – Paperwork has been provided to them for submittal.
- 660 Chelsea Drive – the builder has reached out to me in regard to the submission and approval process to build a new home. No paperwork has been received to date.

Respectfully submitted,
Jamie Bowen, Architectural Chair.

Warren Garbe was in attendance to update the BOD on the progress regarding finding all pin placements in the POA. Jan Rowe has agreed to help Warren with this project. Projected completion date is July 1, 2019.

CTA Report (Larry Hvarten)

Insurance for all volunteers under workman's compensation was discussed and is believed to cover all volunteers in the event of an accident.

Old Business

Stonegate Pond is being currently repaired to be completed by March 31, 2019.
599 Chelsea – regarding the un-approved driveway and subsequent issues with homeowner. Ongoing. Dr. Patterson has filed a discrimination complaint. We will wait on the outcome of that before moving forward.

616 Chelsea—firepit and shed is partially on Community property. Discussion of how to best manage the situation that is reasonable and respectful to all members.

Motion to adjourn was made and seconded. Meeting was adjourned at 9:02 pm.

The next regular meeting will be on April 10, 2019 at 7:00 pm.

Respectfully submitted

Bernadette Russell
Secretary, W-T POA Board of Directors