

**Woodmere-Trentwood Property Owners Association
Minutes of Board Meeting
March 11th, 2021**

Directors Present: Bob Dykeman, Casey Stewart, Sara Napier, Bernadette Russell, Jamie Bowen, Ben Perez, Nancy Pawlowski

Absent: Karen Scheidegger

The meeting was called to order at 7:06 PM by President Bob Dykeman, VIA ZOOM. Minutes of the February Board Meeting were approved by online prior to the meeting.

Treasurer's Report (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION
FINANCIAL REPORT
February 2021

BANK BALANCES

At the end of February 2021, the POA accounts at First Bank had the following balances:

	<u>Jan. Balance</u>	<u>Transactions</u>	<u>February Balance</u>
Checking Account	\$42,815.79		
Obligations paid		(444.18)	
Transfer to MM		(40,000.00)	
Assessments		40,392.50	
			\$42,764.11
Money Market	\$48,443.75		
Interest		6.68	
Transfer from CK		40,000.00	
			\$88,450.43
Road Reserve Fund (RRF)	\$130,262.97		
Interest		9.99	
			\$130,272.96
		POA Bank Total	\$261,487.50

Payments

Vendor invoices paid in the month totaled \$444.18 which includes \$94.70 to All Digital for New Residents Welcome Packets; \$42.05 to James Boone for entrance work, and the balance of \$307.43 to electric, water and telephone. Transfer of \$40,000.00 to the Money Market Account.

50/50

(NO 50/50 in Jan. & Feb. 2021)

Annual Due

Dues payments deposited this month were \$40,392.50. Year to date dues payments of \$104,890.00 have been deposited.

Budget

Income in the budget for the year is \$186,650.00 versus actual income of \$105,491.37. Total expenses year to date are \$22,695.44 leaving net income of \$82,795.93.

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 \$98,428.79 as of December 31, 2019, adding in 2020 interest plus 2020 contribution from the budget of \$31,823.46 gives a balance of \$130,252.25 as of December 31, 2020.

There is a discussion about moving some of this money into CDs to allow for more interest. About \$30,000 will be needed in the fall to do road repair. Sara suggests we open a CD of about \$75,000 to begin. The board would like to know the penalty for early withdrawal. Sara will look into several things and we will circle back to this.

ROAD RESERVE TOTAL IS: \$130,252.25.

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 \$54,752.63 as of December 31, 2019 (all in the money market account). To this amount we add in transfers during 2020 from checking of \$110,000.00, then subtract transfers out to checking of \$87,750.00, \$16,000.00 (the new home road maintenance fees) transferred to RRF account and an additional \$15,725.00 to RRF from the budgeted allocation. Then adding back, the amount left in the checking account at the end of 2020 of \$3,040.40 and the interest earned in 2020 of \$121.29 brings the total in the general reserve to \$48,439.32 as of December 31, 2020.

GENERAL RESERVE TOTAL IS: 48,439.32.

***MONEY MARKET ACCOUNT** – This account is used as a cash management account so that it can earn interest, which the checking account does not.

Sara Napier, Treasurer 2021

Secretary's Report (*Bernadette Russell*)

Oscar Roberto is moving so we will need someone to manage the website for us. That person will need to get with Oscar rather quickly to be caught up to speed. Ben Perez agreed to take this position. The Treasury position needs to be filled.

Committee Reports:

Architectural (*Jamie Bowen*)

Woodmere-Trentwood P.O.A.
Architectural Report
February 2021/March 2021

OLD BUSINESS

- 599 Cashmere – Mulch has been installed. I plan to send an email asking them to border the new mulch on all 4 sides as it appears that cars have drove over the mulch.
- 785 & 786 Cashmere - construction continues. Interior finishes have begun in both houses and the driveway for 786 has been formed.
- Lot 573 Broadmoor Ct. – work has begun on the deck/porch extension.
- Lot 682 Chelsea – Clearing has been completed and footings have been flagged for excavation to begin.
- Lot 578 Broadmoor - Construction has not yet started.

- Lot 707 Essex – Construction has not yet started but permit box is on site and Porta-John has been delivered.
- Privacy Fence Guidelines

NEW BUSINESS

- 674 Thames Ct. – request to paint house

Roads and Grounds *(Jim Boone)*

Roads and grounds February 2021

Talked with Cushman about starting on the two projects he has with us. Depending on rain fall this week, he is planning on removing the down trees at front entrance end of this week. The area behind pool is still too wet to get his equipment up the hill. Will be looking at it in next couple weeks, depending on the weather hoping to have it done by end on month.

Been cleaning up roadside ditches on vacant lots. Working on right side from Trace Way up Chelsea with volunteers a couple days a week depending on weather. After both sides of Chelsea are done, with work on Broadmoor and Cashmere. Will take 3-4 weeks to complete.

Removed all the plants at the brick wall planter at main entrance, Added bags of soil to bring up level so plants can be seen this Spring. Replanted and watered the plants.

Someone got stuck at the bottom of the new drainage we just put in at Cashmere col-da-sac. Thanks to Casey and Mike Stewart security cameras, we identified the company and they got together with Mark Reynolds and payed to have the damaged repaired.

A plan has been handed out to show the plans for speed limit signs and stop signs throughout the community. Discussion about the legality of putting up stop signs. It is unenforceable. A motion is made to move forward with a limited number of speed limit signs without the stop signs by Ben Perez, seconded by Sara Napier . Motion is passed. To be re-visited 6 months after implementation.

Mowing will begin in mid-April.

Jim Boone

Recreation *(Karen S and Ben Perez)*

Woodmere-Trentwood P.O.A.
Recreation Report
February 11, 2021

Old Business:

- None

New Business:

- Start scheduling required pool maintenance – Warmer Weather is coming
- Tennis Court Maintenance
 - Pressure wash tennis courts

- Schedule Dates? – Handle internally – need volunteers
- Pool Duty Calendar – When do we kick off sign-ups

Discussion: Facebook worked as well as setting up a table at the pool until the CDC changes to rules due to the pandemic.

Chlorine shortage due to covid which may continue through 2022. Josh has enough chlorine to get us through the summer.

Social Care and Welcome (Nancy Pawlowski)

Social Committee Report

This month there were 30 in attendance at the POA Dinner in the Hearthstone Room on March 3rd. My husband and I, along with the Dykeman's will host the April dinner. The format will include 3 entrée items. The Hearthstone Room can hold 46 but the ballroom can handle 60. April dinner/golf will be on the 7th in the Hearthstone Room with sign up sheets for May, which will be held in the ballroom. May 1st Kentucky Derby party is in the beginning stages.

Nancy Pawloski

C.A.R.E. February 2021 Report

March 9, 2021

I am happy to report that there have been no emergency situations or medical needs for January.

Respectfully submitted,
Jerri Hey
C.A.R.E. Chairman

CTA Report (Casey Stewart)

CAROLINA TRACE ASSOCIATION
Board of Directors' Meeting Notes
Tuesday, March 2nd, 2021 7:00 pm

Groups

CTCC – New mats on the driving range, golf academy starting soon, lake still lowered for maintenance

Utilities- (absent/no report)

Fire Dept- 3/9/21 public hearing for those interested in review of 2021 budget, also discussion on areas around trace becoming annexed into the city (city has no interest in CT for future inclusion)

President Remarks David Smoak- topics: POAs accountable for maintaining quality/value of new and current homesteads, homeowners' role in home security measures vs SPA, operation principles of back gates (south gate soon to open for use)

Financial Report- 2020 was a positive year for CTA, we met and exceeded our financial goals while at the same time completing our planned capital projects and adding a few new ones during the year. Discussion on POA insurance coverages within CTA.

Committee Reports

a) Security & Safety- recent damage to mailboxes at the front turnaround being investigated, new discussion on vehicles not owned/registered by residents of trace being issued (ex. Company cars/trucks, caretaker for resident) most likely plan is to allow sticker with automatic shut off at 1yr. -needing to show proof of need to reactivate it.

b) Traceway Roads & Maintenance

Completed

- 1) Finished crack sealing of all Traceway roads
- 2) Foam injection of Culverts at Stonegate pond to stabilize earth around the culverts.
- 3) Replaced boom at visitors' entrance at gatehouse.

Upcoming

- 1) Spin Casting of Culverts at Stonegate pond - nu-pipe
- 2) Improve and extend drainage issue in medium south of Emery Point road
- 3) Replace damaged mailboxes at gatehouse turnaround.
- 4) Asphalt work extending roads and repairing roads.

** in late May, POAs will need volunteers to assist with their portion of

Traceway for traffic control related to 2-3days of road maintenance.

c) Trace Lake and Dam Committee- Surveyor was able to get in for project and is creating map for further work needed.

New Business- Hidden Lake put to vote having the new south gate be a "sticker only" exit... meaning not a "free exit" back gate. Two votes were in favor due to concerns of trespassing and safety, ultimately voted down by majority vote.

Next meeting: Tuesday, April 6 at 7 pm

New Business from the President:

Spring newsletter is due on April 15th. Board members are asked to have their contributions to the secretary by April 1st.

Clean up is going to be scheduled around April 17th or so.

Lot 696—the county took over this lot and it was sold to a new owner. The new owner has complained about a creek on the property and had expectations that the POA would pay to have the creek removed. Our lawyer let the owner know that the POA will not remove the creek. The owner may push this further.

Privacy fences—pictures were sent to the board members of suggested privacy fences. The Shadow box privacy fence is the preferred option. All residences that request a privacy fence, if approved, will use this type of fence. A motion is made by Bernadette to allow residents to erect a 6-foot Shadow box privacy fence on non-Trace properties, Casey seconded the motion. All concur.

Motion to adjourn was made and seconded. Meeting was adjourned at 8:30 pm.
Next meeting will in person on April 8th, 2021 at 7 PM.

Respectfully submitted

Bernadette Russell
Secretary, W-T POA Board of Directors