

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
March 11th, 2020**

Directors Present: Scott Erickson, Karen Kennedy, Sara Napier, Bob Dykeman, Bernadette Russell, Jamie Bowen, Casey Stewart

Absent: Rod Winther, Karen Scheidegger

The meeting was called to order at 7:14 PM by President, Scott Erickson, at the Carolina Trace Country Club. Minutes of the February 2020 Board Meeting were approved online prior to the meeting.

Treasurer's Report (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION
FINANCIAL REPORT
February, 2020

BANK BALANCES

At the end of February 2020, the POA accounts at First Bank had the following balances:

	<u>Jan Balance</u>	<u>Transactions</u>	<u>February Balance</u>
Checking Account	\$30,036.68		
Obligations paid		(1,538.80)	
Transfer to Money Market		(50,000.00)	
WTPOA 50/50		73.00	
Assessment		82,735.00	
			\$61,305.88
Money Market	\$54,757.23		
Interest		4.61	
Transfer from Checking to Money Market		50,000.00	
			\$104,761.84
Road Reserve Fund (RRF)	\$98,437.13		
Interest		7.80	
			<u>\$98,444.93</u>
		POA Bank Total	\$264,512.65

Payments

Vendor invoices paid in the month totaled \$1,538.80 which includes fall clean up, electric, water and telephone.

50/50

January 50/50 was \$73.00. Year to date the income from 50/50 is \$148.00.

Annual Due

Dues payments deposited this month were \$82,735.00. Year to date dues payments of \$132,802.00 have been deposited.

Budget

Income in the budget for the year is \$184,600.00 versus actual income of \$133,155.73. Total expenses year to date are \$21,824.50 leaving net income of \$111,331. 23

Reserves

The **Road Reserve Fund** (funded and held as a separate account) is for the maintenance and repair of our roads. The Road Reserve had \$55,872.75 as of December 31, 2018, adding in 2019 interest plus 2019 contribution of \$42,500.00 gives a balance of \$98,428.79 as of December 31, 2019.

ROAD RESERVE TOTAL IS: \$98,428.79.

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 previous years, (held in our Money Market Acct).

The General Reserve was \$37,604.77 as of December 31, 2018. Adding the 2019 contribution to the General Reserve brings the total to \$54,752.63 as of December 31, 2019.

GENERAL RESERVE TOTAL IS: 54,752.63.

Sara Napier, Treasurer 2020

Only 16 lots have not paid their dues to date.
Insurance bill is in and will be paid presently.
Lot 616 Insurance should be verified shortly per Sara.

Committee Reports:

Secretary's Report *(Bernadette Russell)*

The 2019 completed tasks goal report and the 2020 Planning Report have both been sent to Oscar to publish on the website. A hard copy has been brought for each board member. I will begin next week to upgrade the resident data file.

Roads and Grounds *(Rod Winther)*

1. Bob Dykeman and I cleaned out the culverts on Cashmere...and then chipped the remainder. Definitely a two-man team....many thanks to him!

2. POA Spring cleanup is scheduled:

Saturday, April 11....community cleanup of branches and twigs begins at 8:30 am
(Rain date is Monday, April 13)

Monday 13- Wednesday 15 is pick up by Bobbie Branch.

The board is approving the use of volunteers to this end.

That is all I have from here....best to you all.

Rod

Scott mentioned Bob and Rod for cleaning up all the areas of the debris after the rainstorms— it was a significant amount of work and the community appreciates them. Bob felt it was time to remind the club that much of the debris is run off from the club and therefore we would like to reinstitute the agreement with had for the club to manage the debris that flows into our POA.

Recreation (Karen S and Casey)

OLD BUSINESS

Bob, Karen, and Casey met to review recreation Chair documents, projects/plans & dates, keys, etc.

- *Box of pool bracelets with community lists
- *Keys and annual steps/process for pool area open/close
- *tennis and pickle ball area past cleaning the future needs.

NEW BUSINESS

Karen and Casey plans to connect prior to April board meeting to review recreation chair needs

- *pool opening
- *current and immediate future projects
- *prioritization of identified topics from 2020 planning meeting

Social Care and Welcome (Karen Kennedy)

**Social Report for
February 2020**

The February POA dinner was hosted by Dennis Barrack/Bernadette Russell and Terry and Andrea Schock. Unfortunately, the turnout was disappointing. I am going to do up a handout and distribute it to the homes in W-T hoping to will people to come to the dinners. The food is greatly improved at the club and the atmosphere is certainly lovely. The hosts are trying to keep costs down. So, stay tuned.

1. I have ordered our new banner for our Pool Parties', Birthday Parties and Kentucky Derby. On that note, the Kentucky Derby plans are going well, and Henry and I will be distributing the announcement next week.

C.A.R.E. February 2020 Report

March 9, 2019

Penny Elliott has been coordinating meals and transportation for a neighbor in Marsha Davis's area while she has been out of town. Also, outside of the area, close neighbors and friends have been helping too. It is expected that he will be able to drive this week and they will be not needing any more assistance.

A neighbor in Jerri Hey's area had neck surgery. They were grateful for the offer for help but declined since her husband and sister were there to help in her recovery. I did hear that close neighbors and friends did provide several meals. The surgery was successful, and she is expected to have a full recovery.

Coordinator Kay Heflin has given notice that they will be moving in the coming months. I am presently trying to recruit someone for her area. Two years ago, without hesitation, Kay

volunteered to be a coordinator when there was a vacancy. Over the years, both Kay and Neal have served the WT neighborhood as Board Directors to include being presidents. They will be greatly missed by all of us!

Welcome Committee Report for February 2020

Leslie and George met with Brad and Paige Burgess at 660 Chelsea Drive. Bob Morris emailed asking for info about the spring cleanup and Scott Erickson helped with info to him.

Architectural *(Jamie Bowen)*

Architectural OLD BUSINESS

- 599 Cashmere – I have not yet been able to visit with the homeowner. I sent him an email request to meet and have not yet received a response from him. It is my recommendation that a certified letter be sent to the home owner stating that ‘if repairs aren’t made within one month of the postage date of the letter, that the POA will begin procedures per the R&Rs to appoint a panel for a hearing to begin imposing fines for non-compliance of the R&Rs’.

Scott suggested hiring Diane Kennedy as a consultant to resolve some of things that we need accomplished. Various board members pushed back to the idea due to the expense that we will incur, which most likely would be in the thousands of dollars.

Group decided that a board member will draft a letter to the owner lining out our rules and the consequences of disregarding those rules. The POA lawyer will send the letter after review. A deadline will be set, and fines will be assessed if that date is not adhered to.

It was suggested that the residents should be sent a piece of the R and R, bylaws addressing one issue or another.

Architectural NEW BUSINESS

- 564 Chelsea has submitted for extending their side entry wood landing and patio area. I have met with them and approve the proposed work.

CTA Report *(Bob)*

1. Security issues are to be handled Kate Woods
2. Town Hall Caroline Water Meeting March 18th, 7 pm
3. Fire Department offers to come and talk to groups about fire safety.

4. 4/10/20 Nu Pipe to start culvert repair in Harbor Creek
5. Fired department Address signs (color) blue or green? Warren will put flyers in the residents' letter box's, so they know about the signs. Cost is \$20 uninstalled or \$25 installed. You must pick them up at the fire department. They are designed so emergency vehicles can easily locate your home.
6. Property insurance Gary Deck 888-838-4158 ex. 109 SFI Group has drawn up the charges for each POA. This insurance covers all common/leisure land for each POA.
7. CAI Law Day, March 13th. Community Associations institute gathering with various seminars. Oscar Roberto is going as the CTA secretary but is a Woodmere resident, so we have it covered. Karen made a motion that Bob goes to the meeting. All members agreed.

OLD POA BUSINESS

The culvert discussion continues. Bob is working on pulling a group together and has 60 days to deliver a report.

Workers comp insurance: Sara and Scott will meet with agent for clarity.

Lot 660- new home. Owner had questions regarding his culverts. Jamie went and talked with them. They don't really have a ditch. They needed clarity on what type of culvert/ditch they need. Jamie suggests stone baffles to prevent runoff into his neighbor's yard. Bobby Branch's groups accidentally removed the owners pine straw and is willing to replace it.

NEW POA BUSINESS

Unleashed pets are causing issues throughout the POA. Letters or emails have been written in the past. We have suggested that animal control be called. Casey questions whether they would come to Trace for simple dog issues.

Communication issues: a certain group feels they are left out due to use of email— sandwich board will be purchased and installed.

Motion to adjourn was made and seconded. Meeting was adjourned at 8:45 pm.

The next regular meeting will be on April 8th, 2020 at 7:00 pm.

Respectfully submitted

Bernadette Russell

Secretary, W-T POA Board of Directors