

Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
May 14th, 2018

Directors Present: Leslie Orlovsky, Oscar Roberto, Sara Napier, Larry Hrvatin, Paul Perks, Warren Garbe, Karen Kennedy, Bill Elliott, Louise Spofford

Absent:

The meeting was called to order at 3:00 PM by President, Leslie Orlovsky, at the Carolina Trace Country Club. Minutes of the April 2018 Board Meeting were approved via email by directors and posted on the website.

Treasurer's Report (Sara Napier)

BANK BALANCES

At the end of April 2018, the POA accounts at First Bank had the following balances:

	<u>Mar Balance</u>	<u>Transactions</u>	<u>April Balance</u>
Checking Account	\$70,268.51		
Dues Payments		3,762.50	
50/50 deposited		85.00	
Obligations paid		(23,813.59)	
			\$50,302.42
 Money Market	 \$83,477.20		
Interest		6.86	
			\$83,484.06
 Road Reserve Fund (RRF)	 \$13,362.54		
Interest		1.10	
			<u>\$13,363.64</u>
		POA Bank Total	\$147,150.12

Payments

- Vendor invoices paid in the month totaled \$3,762.50.
- CTA Quarterly Dues paid \$17,814.75 and \$1,299.00 Property Insurance and General Liability.
- Norato Roofing was paid \$3,383 to replace roof shingles on 3 Buildings in pool and recreation area.

50/50

Income from 50/50 was \$85.00. Year to date the income from 50/50 is \$311.00.

Annual Dues

Dues payments deposited this month were \$3,762.50. Year to date dues payments of \$156,957.00 have been deposited.

Budget

Income in the budget for the year is \$170,042.00 versus actual income of \$ 158,107.17. Total expenses year to date are \$51,909.38 leaving net income of \$106,197.79. We owe \$10,000.00 for the last liquid road payment.

Reserves

The Road Reserve Fund (funded and held as a separate account) is for the maintenance and repair of our roads. The General Reserve was created from all past net income and can be used for any project. We can draw on the reserve to pay for projects postponed from 2017 and new projects in 2018.

Discussion:

2018 association payments: twenty-7 outstanding. Certified letters will be mailed. Next step is letter from attorney.

Treasurer is creating 'payment plan for those property owners that have requested such.

Outstanding 2017 and current 2018 fees outstanding for one property owner (\$100.00) paid in 2017. A lien will be placed if not paid in full.

Secretary's Report (*Oscar Roberto*)

Spring Newswire and Directory were distributed.

R&R and By-Laws revision: Mailings were sent and Special Meeting is on June 18th.

Committee Reports:

Roads and Grounds (*Paul Perks*)

We had 31 Volunteers to help clean up the POA entrance, the pool area etc. and following this, the brush pick up was taken care of by Bobby Branch. One item ensued, Alexa Howath complained that damage was done to her driveway. I went there with Bobby Branch and he explained to my satisfaction that his men couldn't have done it but agreed to fix it anyway.

Bobby also agreed to work on the erosion problem from the water main break on Broadmoor and the blocked culvert and ditch issue near 731 Chelsea Dr. All will be completed for around \$700. Bobby Also took down two dead trees in the circle at Piccadilly for \$200.

I activated the sprinkler systems at the front entrance so watering will begin now that the hotter weather is here.

The contractor came to look at the surface damage to the roads but no report received at this time.

Only one bid has been received for the work to be done to the entrance ditch and water run-off problems, Steve Sohinki and I are continuing trying to find a contractor to perform the work economically.

Discussion:

POA entrance attractive as flower bulbs planted by Sedgemoor POA.

Road/culvert work later this summer-need volunteers to move plantings.

This project is waiting for submittal of bids.

Recreation (Louise Spofford and Larry Hrvatin)

Weather conditions prevented painting the pool prior to our planned opening date of May 5 for the Kentucky Derby party. Due to concerns for the safety of the party attendees, the decision was made to refill the pool and delay the painting until after the pool closes for the season. The water company read our meter prior to, and again after, the pool fill enabling us to avoid sewer charges on the volume of water used for this purpose.

MAINTENANCE

- Josh Godfrey was able to complete the pool grout repair despite the weather. Unfortunately, he found that due to the condition of the deteriorating cap tile and pool surface decay it was a much larger job than he had expected. He had planned to complete the job himself but it was necessary for him to hire 2 workers to enable him to complete the job on time. He asked if he could include the cost of this labor in his bill. Josh has been a valuable asset for us over the past years and had offered to provide his labor for this repair at no cost to us. I trust his honesty and told him that he could include his additional cost.
- A pool pump was replaced due to faulty bearings.
- The toilet tank fill valve was replaced in the women's restroom.
- There have been problems with the telephone located in the pavilion. A new phone has been ordered.
- We currently have 3 grills, of which 2 are working, and 7 propane tanks in the pavilion. We would like to remove 1 grill to simplify clean up and provide more space in the grilling area. Each grill will be connected to a propane tank with no more than 2 backups being provided. It is difficult to dispose of old empty (or near empty) tanks. A thank you to George Orlovsky for arranging for this to be done.
- There appears to be an issue with 1 of the 2 pool filters. This is causing debris to pass through the system and re-enter the pool. Josh will investigate this to determine which filter is faulty and what needs to be done.

Discussion:

Wristband process is running smoothly.

Social Care and Welcome (Karen Kennedy)

SOCIAL: The April 4th POA went very well. It was well attended and Hosted by the Napiers, Elliotts and Brennans.

I announced that we really need hosts for July, we have no one, September, we have Bernadette and Dennis but need a second couple, October, we have Donna and Steve Sohinki and need a second couple and December, we have Marilon and Rod Winther but need a second couple. I reached out to a few people to volunteer but have not received a definite answer yet.

On June 16th we are having a pool party hosted by Winthers, Heflins, and Louise Spofford. Looking forward to that.

CARE: Edna Scarborough's mother died (Nancy Remingtons group) and a breakfast was provided and neighbors provided a variety of food for that day. No other assistance or help was needed in the community.

WELCOME: Peggy and Ron visited three new neighbors and left 3 additional notes at the Brooks house but no visit yet..

Architectural (Warren Garbe)

No new Request for Construction Approval was received in the month of April

No Request for Construction Approval was active during April.

MISCELLANEOUS CONSTRUCTION ITEMS.

- Questions concerning new projects were received and discussed with homeowners during April. I visited each residence and discussed the scope and design desired by the homeowner.
- Lot #607 - In early May received complaint about a golf course drainage ditch that is overflowing into residence property and flooding area around residence. Tenants have left and owner is planning to sell property. Owner demanded the ditch be cleaned out immediately to remove the overflow issue. Visited property and discussed issue with owner; property is near if not in a flood plain area and area of water ponding is low relative to home foundation. Told owner part of problem is residence location and the area surrounding the foundation is not properly contoured to divert water. I told owner he needed to identify the property pin locations to identify property boundaries and clean vegetation within his property area. Also contacted Tim Hart and requested he have his maintenance personnel cut vegetation in golf course drainage ditch along cart path between Creek #7 green and Creek #8 tees; Tim agreed to do so during the next week. We can then jointly inspect the drainage ditch and determine if more work to improve ditch capacity is warranted.
- Lot #626 - Owner has completed purchase of residence and moved into house. He is looking at options to construct one or more retaining walls for drainage control in the back area. No plans or concepts discussed at this time.
- Lot #780 - Owner has changed his mind on construction of a fence. The two older dogs are not in good health and are not outside that much. Owner is focusing on other projects to be developed.

TRASH CAN STORAGE. From quick review of POA area, it appears that most have complied with the relocation of the trash cans. Appears that previous guidance to homeowners allowed trash cans to be located on the side of the garage area. Several owners said that small pads have been built for that purpose. I did not push the issue to move the cans to a less visible location. Several Requests for Construction Approval have been received during early May and approved. Several more inquiries for new exterior work have been received and are being completed by the owners for submission

CTA Report (Bill Elliott)

FINANCIAL REPORT:

No report

COMMITTEE REPORTS

Executive committee-no meeting

Long Range Planning-no meeting

Safety and Security

Cars not waiting for electronic gate to come down and tailgate.

Will disable front sensor that prevent gate closing

Roads and Maintenance

Discussion about adding extra lane at entrance. There is concern about appearance of entrance with too wide asphalt road.

Will prioritize ditch repairs. There is no money in current budget.

Civil Engineer now part of the Committee. She is working in evaluating repair to Stonegate overflow and other culvert issues.

Communications

Memorial Day event at CTCC on May 28th

Liaisons

CTCC- no report

Firewise-

Utilities

Asked to request Carolina Water to fix unfinished work on Broadmoor Ct.

Carolina Trace Fire Department

OLD BUSINESS

LRQ-no update. We might get a Supreme Court decision on a hearing first Friday of May. Most POA oppose additional speed bumps mainly due to concerns about emergency response times.

NEW BUSINESS

Old Business

Owner of lot 680 is working to remove debris from the lot. We have not received a response from lot 743, the POA attorney will send new request

Warren made significant progress in marking property pins. Will continue working on Broadmoor Ct this month.

New Business

Loose dogs – Sheriff Dept issued a citation and fine to dog owners outside CT for loose dogs in the POA. The fine was paid.

It is recommended to contact the Sheriff Dept for loose dogs in any property owner preproperty, if the dogs are there when the Deputy arrives a trespassing fine will be issued to the owners of the dogs. The fine get doubled each occurrence.

Motion to adjourn was made and seconded. Meeting was adjourned at 4:42 pm.

The next regular meeting will be on 11th, 2018 at 3:00 pm.

Respectfully submitted

Oscar Roberto