

**Woodmere-Trentwood Property Owners Association
Minutes of Board Meeting
May 13th, 2021**

Directors Present: Bob Dykeman, Casey Stewart, Sara Napier, Jamie Bowen, Karen Scheidegger, Nancy Pawlowski, Karen Kennedy

Absent: Bernadette Russell, Ben Perez

The meeting was called to order at 7:01 PM by President Bob Dykeman, at the home of Sara Napier. Minutes of the April Board Meeting were approved by online prior to the meeting.

Treasurer's Report (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS' ASSOCIATION
FINANCIAL REPORT
April 2021

BANK BALANCES

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

| | <u>Mar. Balance</u> | <u>Transactions</u> | <u>April Balance</u> |
|--------------------------------|---------------------|-----------------------|----------------------|
| Checking Account | \$58,008.75 | | |
| Obligations paid | | (21,402.94) | |
| Transfer to MM | | (25,000.00) | |
| New Home Road Main. Fee | | 4,000.00 | |
| Assessments | | 1,867.50 | |
| Sedgemoor Sharing for Entrance | | 577.20 | |
| | | | \$18,050.51 |
| Money Market | \$148,461.72 | | |
| Interest | | 7.13 | |
| Transfer from CK | | 25,000.00 | |
| | | | \$173,468.85 |
| Road Reserve Fund (RRF) | \$130,284.02 | | |
| Interest | | 5.35 | |
| | | | \$130,289.37 |
| | | POA Bank Total | \$321,808.73 |

Payments

Vendor invoices paid in the month totaled \$21,402.94 which includes \$18,188.75 to CTA for our 2nd QTR Dues; \$2,215.00 to Cushman Tree Services for removal of down brush and tree from behind the pool area; \$428.00 to Fix It Plumbing to test and certify the four back flow valves; \$163.00 to Lee County Health Dept. for the pool license; \$99.00 for the Website; and the balance of \$309.19 to electric, Water and telephone.

Transfer of \$25,000.00 to the Money Market Account for interest earned income.

50/50

(NO 50/50 in Jan., Feb., March & April 2021)

Annual Due

Due's payments deposited this month were \$1,867.50. Year to date dues payments of \$184,420.00 have been deposited.

Budget

Income in the budget for the year is \$186,650.00 versus actual income of \$193,633.40. Total expenses year to date are \$50,516.24 leaving net income of \$143,117.16.

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.

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 will continue to research bonds and CD's.

Sara Napier, Treasurer 2021

Secretary's Report *(Bernadette Russell)*

The updated directory has been printed and delivered. I have been able to update a few phone numbers and email addresses.

Committee Reports:

Architectural *(Jamie Bowen)*

OLD BUSINESS

- 785 & 786 Cashmere – it appears that 786 is complete and 785 is complete other than landscaping.
- Lot 682 Chelsea – framing is complete.
- Lot 578 Broadmoor - Construction has not yet started.
- Lot 707 Essex – Clearing of the lot has taken place to get ready for construction.

NEW BUSINESS

- 610 Cashmere – request for split rail fence has been approved.
- 677 Chelsea – request to paint house has been approved.
- 787 Cashmere – request for privacy fence and split rail fence has been approved.
- 694 Chelsea – request approval to paint the front door. Need to review and approve.
- 667 Chelsea – request approval for a split rail fence. Need to review and approve.

Roads and Grounds (Jim Boone)

Had 25 volunteers for Spring pool clean-up. And thanks to the volunteers that pulled branches and logs from end of Cashmere that Bobby Branch said took over a full truck load to haul away.

Mowing service has started for the year in all common areas within POA

Spring branch pick-up was done, and with the mowing started the POA grounds and the pool-tennis looked good for Derby Day party

Working on front entrance with volunteers for plants, repair of beds and adjusting sprinklers to provide color and not waste water

Ditch clean-up of empty lots is almost done. Only have 3 or 4 left. Special thanks to Bob Dykeman, Warren Garbe and John Kopta for their hard work, and help.

Removed 2 dead trees for safety reasons at 592 or 593 Chelsea and 611 Cashmere. \$300.00 each

Working with paving companies to update their estimates for 7 areas that need our attention. Hope to have work started May-June time frame.

Recreation (Karen S and Ben Perez)

Old Business:

- Pool is open
- Contract is established for pool service.
- Trash pick-up is running as of 01 May 2021

New Business:

- BBQ Grills
 - Boards thoughts on replacing 1-2 of the grills. I have had several inquiries from pool users. 3rd grill needs to be hauled off to the dump. I can handle that.
- I am still open for working a Meet & Greet (Pizza Party) at the pool. Not sure if there is enough time to plan for the 1st week of June. Recommend we start brainstorming now and move to a weekend end of June or sometime in July.

Social Care and Welcome (Karen Kennedy)

April 2021 Social, Welcome and CARE Report

March POA Dinner was well attended, and we have decided henceforth we will try to have them in the ballroom.

Henry and Karen Kennedy handed out 3 Welcome Packages this month to people that it was reported that they had not received anything. 676B Chelsea, 784 Cashmere Ct., Nathan Brooks, 628 Angus Ct, Mario Case. One of them came to the Derby and met all of us.

CARE this month did not require any action. There was one couple that lost a son, but they said they did not need any assistance. We, as a POA sent a Spiritual Bouquet to them to show our condolences.

New Business

Bob D. will be looking into seasonal water turn off & Testing Backflow. Volunteers for Traceway Sealcoat June 7&8 have been submitted.

Town Hall Agenda to be published before June 5th meeting.

Motion to adjourn was made by Karen and seconded by Jamie. Meeting was adjourned at 9:02 pm. Next meeting is on June 10th, 2021 at the home of Bob Dykeman.

Respectfully submitted

Bernadette Russell.