

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
May 12, 2022**

Directors Present: Casey Stewart, Ben Perez, Amelia Reible, Jim Boone

The meeting was called to order at 7pm by President, Casey Stewart. Minutes of the April Board Meeting were approved via email by directors and posted on the website.

Treasurer's Report (Steve Wisinski)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION
FINANCIAL REPORT
April 2022

BANK BALANCES

At the end of April 2022, the POA accounts at First Bank had the following balances:

	<u>Mar. Balance</u>	<u>Transaction</u>	<u>Apr. Balance</u>
Checking Account	\$15,698.75		16,249.69
Obligations paid		(1,957.06)	
50/50		0.00	
Assessments		2,508.00	
			\$16,249.69
Money Market	\$212,772.49		
Interest		8.74	
			\$212,781.23
Road Reserve Fund (RRF)	\$187,355.88		
Interest		7.70	
			\$187,363.58
		POA Bank Total	\$416,394.50

Payments

Vendor and CTA insurance invoices paid in the month totaled \$1,957.06 which includes \$1,407.60 to CTA, \$156.95 to All Digital for the Veterans appreciation banner, \$132.90 to Weebly ProSuite for our website, 29.75 to Jim Boone for entrance landscaping, and \$229.86 for utilities.

50/50

\$0.00 was collected for 50/50 for the month of April. April's 50/50 was deposited in May and will reflect accordingly in the May treasurer's report. The total collected in 2022 for 50/50 is \$115.00.

Annual Dues

Due's payments deposited this month were \$2,508.00. Year to date dues payments of \$156,973.00 have been deposited.

Budget

Income in the budget for the year is \$205,649.00 versus actual income of \$2,524.44. Total expenses year to date are \$51,617.44 leaving net income of \$567.38 for the month.

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 \$130,252.25 as of December 31, 2020, adding in 2021 interest plus 2021 contribution from the budget of \$57,080.84 and interest accrued, gives a balance of \$187,363.58 as of April 30th, 2022.

ROAD RESERVE TOTAL IS: \$187,363.58.

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 \$48,439.32 as of December 31, 2020 (all in the money market account). To this amount we add interest paid plus 2021 contributions of \$15,029.58, this brings the total in the general reserve to \$63,468.90 as of December 31, 2021.

The General Reserve as of December 31, 2021, was 63,468.90 leaving 24,290.57 in the money market account earmarked for 2021 drainage, paving, and tennis court restoration.

GENERAL RESERVE TOTAL IS: 63,468.90.

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

Steve Wisinski, Treasurer 2022

Secretary's Report *(Annie Moeller)*

Secretary Notes: 5/12/22

- Update WT Website, minutes, Newswire, Board
- New Resident Information
- Hold off on WT Directory until Summer

Committee Reports:

Roads and Grounds *(Jim Boone)*

New Business

Had 24 volunteers for Spring clean-up at the pool and front entrance.

Working with vendors to fix drainage at the front entrance. Had all utilities marked, and now have a high-power electric line going through where the drainage pipe was supposed to go. Will have to have it hand dug to see if our 15-inch pipe can go over or under and still maintain the slope needed to drain. After bids are received, I will have to work with Sedgemoor for their cost share, and see if they agree with our path to fix the problem.

The second meeting of the Long-Range Planning Board will be May 14.

Old Business

Still waiting to hear from Sedgemoor on the tree removal at the front entrance. Last item I heard was if the trees were dead and why were we wanting to remove them. I responded to Annie with the information last month.

The large tree that was on W-T property was re-surveyed and is on CTCC property and they have given permission for Bobby Branch to remove.

Recreation (Karen Scheidegger, Amelia Reible)

Old business:

Almost all slots for pool clean up have been filled.

- Butterfly Valve complete, and Pool company has been paid.
- Any requests for pool bands we have received have been distributed.
- More information and discussion needed about saltwater pool decisions.

New business:

Pool open is officially open for the season.

One request for reserving the pavilion at the pool for this Sunday. No other requests so far.

Replace ceiling fans in the pavilion area.

Decorating done to the tree by tennis courts (May just spray paint brown all over it.)

Social Care and Welcome (Ben)

- Derby Party Complete
- \$512 dollars back to Steve
- \$100 from May 50/50 / \$112 from Derby 50/50 / \$300 Petty cash return from Derby Betting
- Need a Social Chair, right now July dinner hosts is unfilled

2022 W/T Dinner Volunteers

- Jun 1st – Hey / PacPaco
- July 6th – **OPEN**
- Aug 3rd – Paul Perks
- Sept 7th – Barrick & Russell
- Oct 5th – Wirsing / Davis
- Nov 2nd – Manning / Perez
 - Veterans Dinner
- Dec 7th Fields
 - Toys for Toys / Ornament Exchange
- **2022 W/T Party Volunteers**
 - June ? – Pool Opening Party – Ambrosino
 - Summer – Town Hall – TBD
 - Oktoberfest – 9/10

Volunteers are still needed to host POA Dinners as well as other POA Social Events.

CTA Meeting Report:

Ben Perez attended the CTA meeting. CTA is needing a volunteer to serve as secretary. Lisa Staples has volunteered as the new CTA Secretary and she has indicated that she will review reports and send them out soon. Lake Trace discussion was tabled until next month.

Architectural (Jamie Bowen)

717 Darwin hsa a foundation repair request
566 Chelsea new construction plans for review

Motion to adjourn was made by Ben Perez, and seconded by Casey Stewart. The next regular meeting will be on June 9, 12th, 2022.

The meeting was adjourned at 8 pm.

Respectfully submitted

Annie Moeller