

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
May 13th, 2020**

Directors Present: Scott Erickson, Sara Napier, Bob Dykeman, Bernadette Russell, Casey Stewart, Rod Winther , Karen Scheidegger, Karen Kennedy

Absent: Jamie Bowen

The meeting was called to order at 7:01 PM by President, Scott Erickson, via ZOOM due to COVID-19. Minutes of the April 2020 Board Meeting were approved online prior to the meeting.

Treasurer's Report (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION
FINANCIAL REPORT
April, 2020

BANK BALANCES

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

	<u>Mar Balance</u>	<u>Transactions</u>	<u>April Balance</u>
Checking Account	\$40,000.83		
Obligations paid		(18,607.42)	
Assessment		4,960.00	
Sedgemoor Sharing Entrance		367.42	
			\$26,720.83
Money Market	\$164,773.83		
Interest		13.51	
			\$164,787.34
Road Reserve Fund (RRF)	\$98,453.27		
Interest		8.07	
			<u>\$98,461.34</u>
		POA Bank Total	\$289,969.51

Payments

Vendor invoices paid in the month totaled \$18,607.42 which includes \$18,250.00 for 2nd Quarter CTA Dues, \$132.90 for our Webpage, and the balance to electric, water and telephone.

50/50

February 50/50 was \$60.00. Year to date the income from 50/50 is \$208.00. (NO 50/50 in March or April)

Annual Due

Dues payments deposited this month were \$4,960.00. Year to date dues payments of \$181,047.00 have been deposited.

Budget

Income in the budget for the year is \$184,600.00 versus actual income of \$181,870.06. Total expenses year to date are \$45,081.97 leaving net income of \$136,788.09.

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

2 residents have set up payments, 2 residents have not paid at all, 1 resident is owned by Lee County and most likely will not pay yearly fees.

Committee Reports:

Secretary's Report *(Bernadette Russell)*

I have done some preliminary work on the POA database, but I need some help. I have created a type of census form to help me get all the information I think is important and useful. I am struggling on how to collect the information. It is also time to contribute articles for the spring Newswire.

Roads and Grounds *(Rod Winther)*

Roads & Grounds Monthly Report

**For
May, 2020**

By Rodney Winther, Chair

PROJECTS COMPLETED SINCE MY LAST REPORT

1. Community POA Clean-up Day

Saturday, April 11 was our Spring POA clean-up day, and it was a complete success – despite the issues of the Coronavirus lurking over our collective heads. We had over 30 hardy souls who came out armed with all kinds of shovels, rakes, mowers, clippers, chain saws and just about everything else that you could name. It was a terrific opportunity for everyone to get out of the house, do some good for the POA, and get to know your neighbors a little better. Special thanks to members of the Board and their families who showed up....always great to see the leaders of the community pitch in to work!

2. Cleaning out the wooded area next to the tennis courts and storage shed

The POA owns this wooded area, and it was great to see our POA volunteers tackle this job with so much gusto during our Saturday clean up. It looks 100% better and hopefully will stay that way for a little while.

3. Branch/twig pick-up

Bobbie Branch and his family crew came into the POA to pick up us individual piles of twigs, branches and shrubs during the week of Monday, April 13. By all accounts, people seemed to be pleased with the results....and Bobbie made a special comment about the amount of brush that he picked up down by the pool.

4. Construction of a storage shed and extension of the current storage room at the Pool Pavilion

Under the brilliant supervision of Bob Dykeman, a crew of POA volunteers and wannabe carpenters completed the construction of our new storage shed, which was built immediately adjacent to our current storage room. This shed will house our Holiday decorations and assorted other property that until now had been kept in the basement of Gary McEntee's house, or in the shed by the tennis courts.

We also essentially doubled the space of our storage room, which should give us enough capacity to easily accommodate our various tubs of paper products, cleaning supplies and other assorted items needed to hold our POA pool parties.

Special thanks to those guys who gave up nearly a week of their time to complete these projects: Bob (head foreman and chief motivator) Dykeman, Mike (man of action) Stewart, Jim (just tell me what to do) Boone, Tom (stop me if you've heard this before) Napier and Tom (man of few words) Brennan.

5. Landscaping of the front entrance

I would like to thank the following ladies who have given so graciously of their time and talents to help beautify our front entrance. Penny Elliott, Jan Streifer, and Marilon Winther have worked on several occasions to trim trees, bushes and weed the flower areas. They are working with Georgianna Kiggins to re-plan the planter area in front of the main sign. I installed new metal edging, and we will be putting down new bark mulch next week. We are also going to paint the lamp post and try to restore a little grandeur into the old thing.

FUTURE PROJECTS

1. Installation of a water faucet

I am looking into the installation of a water faucet at the front entrance, as currently there is not any way to hook up a hose to a water supply. Because of this, I am not able to power wash the front entrance sign which is extremely dirty.

2. Painting the new construction by the pool

While the construction of the new storage areas is complete, we still need to paint the new wood before having a grand opening.

3. Moving the POA supplies into the new storage area

Once the painting is complete, we should be able to turn everything over to the Board members in charge of the pool area, so that they can then move everything back from the bathrooms – and re-organize as they see fit.

4. Re-organizing the storage shed by the tennis courts

With the new storage shed being completed, this will allow us the chance to re-imagine the old storage shed by the tennis courts. I want to put in new shelves, organize the existing tubs and tools that are there, and make the whole unit more accessible. I would also like to run electricity into this shed, so that we can have some power there when needed.

Recreation (Karen S and Casey)

The payment was sent to get the license for the pool (Must be done once a year). Josh needs 2 weeks to update the pool. The opening date is still based on the Governor's instruction. There is a webinar regarding the opening of pools. Karen S. will attend the webinar and advise the board.

Social Care and Welcome (Karen Kennedy)

SOCIAL, WELCOME AND CARE REPORT FOR APRIL 2020

SOCIAL: I put up the announcement sign for the May POA dinner and golf being cancelled. Hoping for June 3rd. I spoke with Gaith about June and he said all we really need is 2 weeks' notice if the club will be open. The Napier's and the Elliot's were due to host. I will contact them with whatever news I receive. I suggested an outdoor buffet with everyone bringing their own chair and he said that could be a possibility. We as a board can discuss that possibility. I met with our new neighbors the Kennedy's. They were questioning the form that is needed for the Fire Department for mailbox signs. At this point it does not seem to be electronic. I suggested to Leslie that she have copies made and it be put in all our Welcome Packets in the future. She thought that was a good idea and is going to do that.

Respectfully submitted

Karen Kennedy Social Chair

C.A.R.E. April 2020 Report

May 6, 2019

I am happy to report that so far there have been no Coronavirus cases in our POA.

It has been a full 8 weeks since we were told there was a pandemic, that we must stay home, go out for only necessities and distance ourselves from others. Everyone has been diligent in following these guidelines out of concern for themselves, their families, and all others.

Kay Heflin has resigned from C.A.R.E. as a coordinator. Kay will be greatly missed not only by our committee but also the entire Woodmere-Trentwood community. I am very grateful to Terry Coughlin, who has volunteered to take over her area.

Fortunately, no other medical or emergency situations have occurred this past month.

Respectfully submitted,

Jerri Hey

MAY WELCOME COMMITTEE REPORT

The Gate Report for April listed two new families, Gary and Lauren Taylor (608 Cashmere Court) and Joe & Joyce Wirsing, who purchased the unimproved lot at 682 Chelsea. We were also made aware that there were new residents (Bob Morris & Becky Pennell) in the house at 567 Chelsea, by an email forwarded to me by Karen. Since their names were not included in either the March or April report, we had no idea anyone was living there. I am assuming that they are renters and the owner/management company did not report that the house was rented. I emailed Mr. Morris to apologize for not getting in touch with them sooner and left a welcome letter in their box. Hopefully, I will get more information regarding their status. We also delivered a welcome letter to the Taylors.

By way of follow-up we delivered note cards with personal messages to the following residents:

Gregg and Glynis Kennedy (683 Chelsea): They were to be moving in on April 15 and I was checking if they had and, if so, when we could drop off their Welcome Packet.

Miles and Morgan Bender (750 Turnbury): We delivered a Packet to them last month and I was reminding them to return the New Resident Information form.

Tashima Irvin (576 Broadmoor): She was supposed to return in March, and I wanted to confirm that she received the Packet we delivered right before she left in August. I asked her to complete the Information form and return it and offered to drop off another one if she had misplaced it.

Finally, we dropped off a Welcome Packet to Jim Monaghan (728 Piccadilly) since we have never received a response to any of our attempts to contact him. I included a personal note asking him to please return the Information form and offering to answer any questions he may have.

Following Karen's suggestion, we will be including a copy of the Fire Department's application for the mailbox house numbers in our Welcome folder.

Respectfully submitted,
Leslie Orlovsky

Discussion ensued regarding having the POA dinner at our pool, either have a barbeque or each family bring their own meals. Dinner at the club in June was voted down but perhaps we could have something in June at our pool.

Architectural (Jamie Bowen)

Woodmere-Trentwood P.O.A.
Architectural Report
April 2020/May 2020

OLD BUSINESS

- 599 Cashmere – I will work on a letter to the homeowner for Ben Lucas to review and send out prior to our next meeting.

NEW BUSINESS

- 785, 786 & 787 Cashmere, Van Groce has submitted plans to build homes on the 3 lots. He has submitted site plans stating that he wants to provide Green Giant evergreen shrubs, 10' on center on the POA property behind each of these properties to screen the new homes from the adjacent rear

property. I have reviewed the plans and need other committee members signatures. Bob Dykeman feels these trees should be planted on the actual properties rather than on POA property. The POA property is designated for various uses. When the trees get too big, who will be responsible to cut the trees down and so on? It seems to be prudent to require the builder to plant the trees on his properties. A vote was taken, and the majority voted that the builder needs to put the trees on his own properties, not POA.

- 783 Cashmere – homeowner is working on plans for an outdoor kitchen and fireplace.

CTA Report (Bob)

Not much. E stickers will not be issued until the virus has let up. Temporary 3-week stickers are being offered in the interim.

Old Business

Emergency Manual—where is it and who should keep it?

Cashmere Bridge Task Force—Bob—Nupite did the work elsewhere. Bob has pricing and comps for various options. (\$53,550.00). This will all be on the website including before and after pictures.

Unleashed Pets—complaints about dogs running loose from property 684—they have electric fence, but the dog frequently gets out anyway. Bernadette to contact homeowner.

New Business

Rod Winther moving

June review of 2020 goals—Secretary to send copy of goals to all board members for review.

Voluntary compensation for all board members and committee members working on behalf of the Association in their official capacity. Any volunteer working on behalf of the Association via an official motion of the board of directors. This applies to activities for which a specific license or training is not required.

Motion to adjourn was made and seconded. Meeting was adjourned at 8:32 pm.

The next regular meeting will be on June 10th, 2020 at 7:00 pm.

Respectfully submitted

Bernadette Russell

Secretary, W-T POA Board of Directors