

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

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

Absent:

The meeting was called to order at 7:06 PM by President, Scott Erickson, VIA ZOOM. Minutes of the October 2020 Board Meeting were approved by online prior to the meeting.

Treasurer's Report (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION
FINANCIAL REPORT
October, 2020

BANK BALANCES

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

	<u>Sept. Balance</u>	<u>Transactions</u>	<u>October Balance</u>
Checking Account	\$25,426.80		
Obligations paid		(72,493.39)	
Transfer from M.M.		53,550.00	
Assessments		1,636.00	
Oktoberfest 50/50		55.00	
			\$8,174.41
Money Market	\$134,853.67		
Interest		6.89	
Transfer to Checking.		(53,550.00)	
			\$81,310.56
Road Reserve Fund (RRF)	\$98,502.50		
Interest		8.34	
			<u>\$98,510.84</u>
		POA Bank Total	\$187,995.81

Payments

Vendor invoices paid in the month totaled \$72,493.39 which includes \$53,550.00 to William Alston Phillips for repair of culverts on Cashmere Court Bridge, \$18,250.00 to CTA for the 4th Quarter CTA Dues, fall decorations for entrance, printing and the balance to electric, water and telephone.

50/50

October 50/50 was \$55.00. Year to date the income from 50/50 is \$263.00.
(NO 50/50 in March, April, May, June, July, August, and September)

Annual Due

Dues payments deposited this month were \$1,636.00. Year to date dues payments of \$185,718.00 have been deposited.

Budget

Income in the budget for the year is \$184,600.00 versus actual income of \$199,134.76. Total expenses year to date are \$164,320.37 leaving net income of \$34,814.39.

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 Fund** 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 \$37,60477 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

Requests for all unpaid invoices to be sent to Sarah so they are paid by the end of the year. An updated list of all property owner's is needed by early December.

Committee Reports:

Secretary's Report *(Bernadette Russell)*

The Ballot mailing was mailed on time, with one error. The error was addressed and should be fine. The Trick-or-Treat plans went well. The community really kicked in with donations and help. There were some new faces pitching in. Also, Casey and Mike's children and their friends really jumped in and made the whole thing so much fun. Right on time to do all the dirty work was Warren Garbe, Jim Boone, and Bob Dykeman. If we choose to make this a yearly event, we will have to do something to light the area up a bit better.

The visual presentation has been updated with all members that have died in 2020. Karen and her committee have gathered all new neighbors, and these will be added as well.

Governor Cooper announced on November 10th that indoor gatherings have been reduced from 25 people to 10 until at least December 4th. Mass gatherings remain at 50%

Roads and Grounds *(Jim Boone)*

New Business

- Clean up day November 21. (if board agrees). Pool and main entrance. Bernadette will send a Blast on this topic.
- On Nov 7th, a group of volunteers cleared small brush and trees from behind swimming pool area to golf course. Now contractors can see and bid on new drainage ditch. Will need bigger

trees that will be in the way cut and removed. Bids will need to be done. Will work with Warren G. on scope of work.

- Requesting bids for asphalt repairs (7 areas). Have 2 bids waiting on 3 more.
- Cashmere Court drainage project should start this week. Mark Reynolds will begin work most likely on Friday, November 13th. Total project to cost about \$6000. This has been approved to be paid through the Roads account.
- Jerry and Marie Manning have volunteer to manage proper flag etiquette as needed at main entrance. Will inform R&G when on vacation, so if needed WT can be compliant.

Old Business

- Thanks again to Bob D. for redoing the land scaping lights at the main entrance. They are now SAFE and look great when entering our POA at night.

Recreation (Karen S and Casey)

Old Business:

- Pool closed. Need “winterizing” . Bob Dykeman will manage this and include Ben Perez, so he understands the process.
- Halloween, Oct 31st Trick-or-treating in Pool Area (Bernadette is Awesome)
- Residents interested in “yard sale” in pool/rec area. **NO FURTHER INTERESTS.**

New Business:

- None

Social Care and Welcome (Karen Kennedy)

SOCIAL, CARE AND WELCOME REPORTS OCTOBER 2020

In October we lost three neighbors and I took on the responsibility of sending all families a token of our sympathy on behalf of our POA. We also enjoyed an Oktoberfest gathering which was so fun. The attendees enjoyed getting together. So many of our neighbors helped setting up, serving, and cleaning up. It was such a great time.

With Veterans Day in mind Jeri Hey and Marie Manning put together invitations to a dinner at the club for each active military family that we have in WT. Many neighbors were asked to present the invitation to the military family in person as their sponsor to thank them so their service and to offer to enjoy their evening with them.

Halloween was a great success due to Bernadette, Casey and many others that organized, decorated, and participated in a COVID-19 safe environment for our POA. Thanks go to all who made that event a success.

We are not able to hold the Annual Meeting/Dinner at the club due to the COVID restrictions. Conversation ensued.

C.A.R.E. October 2020 Report

It has been an unbelievable sad month for our community. The loss of so many neighbors in such a short time has been a shock to many of us who knew these wonderful neighbors.

The Woodmere-Trentwood community extends our deepest sympathy to the families and friends of neighbors Peggy Connelly (Oct 10); Walt Swanson (Oct 18) and George Jenkins (Oct 22).

Peggy Connelly was one of our C.A.R.E. Coordinators. She willingly filled a vacant position without hesitation 3 years ago. I am so thankful to Carol Jennings and Peg Argiropoulos who will work together to fill this position.

Respectfully submitted,
Jerri Hey
C.A.R.E. Chairman

Architectural (Jamie Bowen)

OLD BUSINESS

- 599 Cashmere – I have continued to email Drew about addressing a letter to the owner, requesting a draft for us to review prior to tonight.
I will draft a letter to send to Drew for him to edit and place on his letterhead to be sent out.
- 785, 786 & 787 Cashmere, construction continues.

NEW BUSINESS

- Lot 682 Chelsea Dr. plans have been received for Architectural approval.
- Lot 769 Troon Circle is requesting a fence.
- Lot 677 Chelsea is requesting a patio area and spa.
- Lot 578 Broadmoor Ct., I have received home plans for preliminary review.
I have received request for information regarding a potential new home at 762 Turnberry Ct.

CTA Report (Bob Dykeman)

The dam proposal was passed without our approval.

TRACE LAKE DAM SOUTH ACCESS OPTIONS Option #1. Lot 1503 will be purchased by neighbor (Ms. Ellen Mood) very soon. She has expressed willingness to grant an easement for modest consideration but is interested in preserving as many trees on the lot as possible.

Approximate cost for path clearing and an embankment that must be leveled is \$4K. This point provides the closest travel distance to the Dam area and Ms. Mood has even discussed the

possibility of turning the lot over to the POA eventually. Option #2. Lot 1500. Owned by Rod Loss, also expressed willingness for an easement in exchange for partial lot clearing and a concrete driveway along south/right hand border. Lot clearing estimate approx. \$6K and driveway approx. \$12K - total approximate \$18K. Option #3. Between Lot 149511496 is a strip of Hidden Lake common properly. Clearing and preparing the land for culvert and crossing is estimated at \$9K. This is the furthest access point and would require heavy vehicle traffic to travel an additional 800 ft behind 7 private lots. Recommendation: Option #1 is best value and best option for future heavy vehicle traffic that will be required for the dam maintenance. CTA should authorize spending up to \$9,000 to provide legal services, lot clearing and compensation to the owner of Lot 1503 for a permanent easement to Escalante and CTA contractors to access the South Trace Dam area.

Lot 696 was purchased from the county. There is a creek that runs through the property and it is clearly marked on the plot.

The owner was very forceful in her demand for the POA to do something about the issue. Referred to our attorney.

The issue raised by the landowner are all their responsibility.

New Business

Mentors: must meet with new board members and share a transfer of knowledge.

- Karen Kennedy will mentor Nancy Pawloski
- Casey and Karen S will mentor Ben Perez
- Sarah will mentor Ben Hale
- Please ensure all new board members are invited in person to the December meeting.

Old Business

Motion to adjourn was made and seconded. Meeting was adjourned at 9:02 pm.

The Annual meeting will be held December 2nd most likely VIA ZOOM.

The next regular meeting will be on December 9, 2020 at 7:00 pm.

Respectfully submitted

Bernadette Russell

Secretary, W-T POA Board of Directors