

Woodmere-Trentwood Property Owners Association
Minutes of Board Meeting
November 10th, 2021

Directors Present: Bob Dykeman, Casey Stewart, Sara Napier, Jamie Bowen, Karen Scheidegger, Nancy Pawloski, Bernadette Russell, Ben Perez, Jim Boone

Absent:

The meeting was called to order at 7:04 PM by President Bob Dykeman at his home. Minutes of the October Board Meeting were approved by online prior to the meeting.

Treasurer's Report (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION
FINANCIAL REPORT
October 2021

BANK BALANCES

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

	<u>September Balance</u>	<u>Transaction</u>	<u>October Balance</u>
Checking Account	\$12,669.71		
Obligations paid		(1,217.54)	
50/50		32.00	
Sedgemoor Sharing Entrance		235.39	
			\$11,719.56
Money Market	\$143,503.39		
Interest		6.09	
			\$143,509.48
Road Reserve Fund (RRF)	\$130,316.67		
Interest		5.53	
			\$130,322.20
			\$285,551.24
		POA Bank Total	

Payments

Vendor invoices paid in the month totaled \$1,217.54 which includes \$374.91 to James Boone for reimbursement for entrance; \$275.00 for Currin Landscaping; \$55.00 to All American Fire Protection, and the balance of \$512.63 to Electric, Water and telephone.

50/50

(NO 50/50 in Jan., Feb., March & April 2021) \$32.00 was collected for 50/50 for the month of October. The total collected in 2021 for 50/50 is \$709.00.

Annual Due

Due's payments deposited this month were \$0.00. Year to date dues payments of \$197,576.16 have been deposited.

Budget

Income in the budget for the year is \$189,350.00 versus actual income of \$200,278.76. Total expenses year to date are \$97,419.09 leaving net income of \$102,859.67.

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 Napier, Treasurer 2021

Secretary's Report (*Bernadette Russell*)

The mailing for the annual meeting was prepared and mailed on time.

Our 2nd annual Trick or Treat at the pool area was really fun. Best estimate is 95 children, teenagers and adults came through. The lighting was much safer than last year. The board of 2022 will have to decide whether to follow this form of Halloween celebrating or to return to the traditional trick-or-treating.

I would like to request that Decembers' board meeting be held on Wednesday, December 8th. **Denied.**

Committee Reports:

Architectural (*Jamie Bowen*)

OLD BUSINESS

- 788 Cashmere – Interior finishes are coming along. Storm pipe culvert was installed under the drive, but ditch now needs to be shaped to allow positive drainage.
- Lot 578 Broadmoor – On hold.
- Lot 707 Essex – Windows have been installed.
- 762 Turnbury – Excavation for footings began.

NEW BUSINESS

- 762 Turnbury – Lot 763 brought up concerns of the footings not meeting the required/approved set-backs. I will request that our county zoning department verify setback requirements are being met.

- 772 Troon – They are requesting to replace the siding on the house. Color will change. They are requesting to change to Pueblo, which I have no issues with.
- 706 Essex – has asked for a fence in the back yard with some privacy to the new house at 707. I will try to schedule a meeting for Friday afternoon, 11/12/21 with the builder of 707 and 706 homeowner to discuss options.

Roads and Grounds (Jim Boone)

Halloween decorations are down and fall decorations are up at front entrance.

Put some low voltage wiring on west side of front entrance (removing 120 volts running through the culvert). Moved a working light to the front of the island. At same time trimmed high branches from around the flagpole and replaced the flag with one that Ben Perez donated. Also received a new flag from Warren Garbe for next time one needs to be replaced.

Still waiting on Mitchell Paving to do the repairs.

Received a draft of the statement of work from Warren for drainage work from pool parking lot to behind the pool area. Will be discussing it with some board members to make sure we are heading on the right track for this large four phase project.

Will be working with RMR for the 2021-2022 snow and ice contract.
Branch pickup the week of November 15th.
21 people volunteered for Fall cleanup including one member from Sedgemore.
Leaf pickup will be arranged for January 10th.

Recreation (Karen S and Ben Perez)

Old Business:

- Tennis Court Quotes
 - Quotes received back at in Sept and pushed the quotes out to the board members with only a single response back. Please provide feedback.
 - Mallard Cove wasn't happy with the quoting they received from Carolina Paving and are hesitant to go that route because they aren't a company that does traditional Tennis Court business

New Business:

- Nothing significant to report.
- Start prepping pricing for spring recreation opening
 - Pool service
 - Chair Upgrades
 - Tennis Court cleaning
 - Forecast Tennis Court resurfacing / repair costs
 - Investigate an upgrade on the lighting at the tennis/pickle ball courts

Social Care and Welcome (Nancy Pawloski)

Sue Dykeman, chair of the C.A.R.E.S. :
Committee reports that no one has needed assistance in the past month.

Karen Kennedy, chair of the Welcome Committee:
No report

Social Committee:
The decision was made by the November hosts, Ben Perez and Marie Manning that the usual POA dinner honoring veterans would not take place because of Covid concerns. In place of the dinner, gift certificates to dine at the club were given to each resident who is currently serving active military.

One board member, not present at the meeting, took exception with that decision.
In lieu of the veteran's dinner, a November dinner was held for those that wished to attend. There were 57 which included 4 takeout orders.
There were 23 for the golf outing.

Respectfully submitted,
Nancy Pawloski

President's notes:

Old Business

LRPC
Nominating Committee Selection Board Members
Mailing 2022 Budget/Annual Meeting

New Business

LRPC?
Christmas Party—Tree lighting, hot chocolate?
POA Dinner—inclusivity?
New Homeowners—information bottleneck
Annual Meeting Presentation

Motion to adjourn was made by and seconded by. Meeting was adjourned at 8:50 pm.
Next meeting is on December 9th, 2021 at the home of Bob Dykeman.

Respectfully submitted

Bernadette Russell