

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
October 13, 2022**

Directors Present: Casey Stewart, Ben Perez, Annie Moeller, Karen Scheidegger,

The meeting was called to order at 7pm by President, Casey Stewart. Minutes of the September 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

September 2022

BANK BALANCES

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

	<u>August Balance</u>	<u>Transaction</u>
	<u>September Balance</u>	
Checking Account		\$12,359.69
Obligations paid		
(1,543.27)		
50/50		69.00
		Assessments
		0.00
		Sedgemoor Entrance
Sharing		210.65
		Transfers
		15,000.00
		\$26,096.07

	Money Market	
	\$197,816.64	
	Interest	7.88
	Transfer to Checking	
	(15,000.00)	
	\$182,824.52	
Road Reserve Fund (RRF)	\$187,395.16	
Interest		7.70
	\$187,402.86	
	POA Bank Total	
	\$396,323.45	

Payments

Vendor invoices paid in the month totaled \$1,543.27 which includes \$250.00 to Drew Lucas for real estate attorney fees, \$364.94 to Staples for printer ink and toner, \$176.82 to Amazon for 2 pool gate latches, \$148.80 for First bank charges, and \$633.81 for utilities.

50/50

\$69.00 was collected for 50/50 for the month of September. The total collected in 2022 for 50/50 is \$684.00.

Annual Dues

Due's payments deposited this month were \$0.00. Year to date dues payments of \$199,499.00 have been deposited.

Budget

Income in the budget for the year is \$205,649.00 versus actual income of \$295.23. Total expenses year to date are \$85,132.24 leaving net income of \$-1,248.04 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 \$187,395.16 as of August 31st, 2022.

ROAD RESERVE TOTAL IS: \$187,395.16.

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)*

-Proposed Budget and Property Assessments mailed out the first week of October with election notice and info about the annual meeting.

-Articles for the Fall Newswire are due at the end of October

-Blast about Trunk or Treat going out this weekend, including requests for volunteers and candy donations.

Committee Reports:

Roads and Grounds (Jim Boone)

New Business

Removed fungus soil from the front planter and upgraded electric and irrigation. Hoping to have new soil and tree in next couple weeks.

Branch and Leaf pick-up is October 26 & 27. Blast has been sent out.

Pool cleanup was done in record time. Thanks to the volunteers that helped.

Having Henry Kennedy touch up the holiday decorations. Doing Halloween first and will put them up as soon as he is done. Then he will work on the fall ones, and Christmas last.

Recreation (Karen Scheidegger, Amelia Reible)

New business:

- 1 umbrella will be needed before next pool season.
- Researching new chair replacement ideas, though most chairs are in good working condition.
- Tennis Courts re-surfacing should be discussed.
- The pool closed on Friday September 30th

Social, Care, Welcome Report (Karen Kennedy)

2022 W/T Dinner Volunteers

- **Nov 2nd – Jerri Hey/ Marie Manning**
 - **Veterans Dinner**
- **Dec 7th Fields**
 - **Toys for Tots / Ornament Exchange**

Volunteers are still needed to host POA Dinners & Social Events.

CTA Meeting Report:

No CTA Meeting this month.

Ben Perez made a motion to keep the proposed WTPOA 2023 Budget proposal the same as 2022 Budget. Casey STeward seconded the motion. The motion passed.

Architectural (Jamie Bowen)

August 2022/September 2022

OLD BUSINESS

Lot 707 Essex – I had a stop work order issued from the permitting office.

762 Turnbury – Siding is underway. We have just a few more weekends of electrical rough-in to be able to call for the framing and interior rough-in inspections.

566 Chelsea – Foundation has been laid, waterproofing installed and slabs poured.

NEW BUSINESS

788 Cashmere – Architectural approval has been given to build a shed.

612 Cashmere – Architectural approval has been given for a fence and painting of the garage doors.

661 Chelsea – Architectural approval has been given for landscaping.

A motion to adjourn was made by Ben Perez, and seconded by Karen Scheidegger. The next regular meeting will be at 7pm on September 15, 2022. The meeting was adjourned at 8 pm.

Respectfully submitted,

Annie Moeller