

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
September 15, 2022**

**Directors Present: Casey Stewart, Ben Perez, Annie Moeller, Amelia Reible, Jim Boone,
Karen Scheidegger, Steve Wisinski, Jamie Bowen**

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

Treasurer's Report (*Steve Wisinski*)

Our intent as a board is to keep dues flat (no increases) for the duration of our tenure. The CTA board budget increase will lead to increased costs to our POA by 2400\$. As a POA we will envelop this new cost into our current budget so there is no increase upon the residents. Ben and I will meet Saturday afternoon to go over how these costs will be enveloped with our current cash flow. This will be pretty easy since the increase by CTA was relatively low in comparison to what I was expecting.

Inflation is the major factor that affects the POA. The majority of our costs are paid in dues to CTA and service based requests that are experienced through the aesthetical nature of our neighborhood, as well as the upkeep and improvement of our amenities. Service based requests are incrementally higher during this period because these services are charging more because of inflationary effects that every resident is incurring. The board understands that the vast majority of property owners in the POA may be living on a fixed budget and strive to keep our budget flat and not pass on these costs to our residents.

Soon, the Square processing payment system will be embedded into our website to allow residents that would like to make dues payments digitally, available to those that will pay their processing fee.

8/01/22 Checking

Beginning Balance	\$74.85
Deposits / Misc Credits	\$15,090.00
Withdrawals/Misc Debits	\$2,805.16
Ending BAlance	<u>\$12,359.69</u>

8/31/22

MONEY MARKET BUSINESS

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION INC

8/01/22

Beginning Balance	\$212,808.05
Deposits / Misc Credits	\$8.49
Withdrawals / Misc Debits	\$15,000.00
Ending Balance	<u>\$197,816.64</u>

8/31/22

Road REserve Fund:

8/1/22

Beginning Balance	\$187,387.20
Deposits/Credits	\$7.96
Ending Balance	<u>\$187,395.16</u>

8//30/22

Secretary's Report *(Annie Moeller)*

- Election Ballots go out the first week of October.
- Please have recruited nominees to submit a bio to Annie this month.
- Finalized Residential List is published to Website.
- Also need Proposed Budget and Property Assessments by mid-september to be 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 September.

Committee Reports:

Roads and Grounds (Jim Boone)

New Business

Contacted two engineering firms about drainage surveys and only one would agree to work with us to come up with an estimate for the work. Need to send him a map of our areas of concern highlighted. He will work with the board to come up with an estimated cost per area for budget purposes. The areas I will be sending him are Cashmere, Pool/Tennis area, Chelsea. We might want to add Broadmoor to it.

Found a product that might work for drainage at the front entrance. Will be asking Mark Reynolds for a cost estimate. Will also need to work with Sedgemoor after we get a firm idea of what will work, for their approval and WT board before any work will be done.

With the water problems at the entrance last month, there was a lot of sand washed down to the culvert that crosses under Traceway. This was 50-60% plugged before the first water break. Working with CTA Roads and Grounds, they will be asking CTFD to use the fire hoses to clean this out. Also, I will be talking

to the CTFD Chief to see what emergency exits can be used in case of emergency if needed in the future.

Jim Boone made a motion that the board approve for an estimated \$500.00 to redo the raised bed at entrance, with Sedgemoor paying 40% of the total costs. This includes removing existing soil and replacing the tree and mulch, then upgrading the existing irrigation system. Jamie Bowen seconded the motion for funding and the motion passed. This plan will also need to be brought to Sedgemoor for their approval.

The Long Range Planning Group had a meeting this past Saturday and have asked the POA board members to provide input for their expectations for this Group, such as just a roads and drainage focus or more community wide. The planning board will meet in December with a specific agenda and prioritized project list.

Leaf and Branch pick up is scheduled for October 26 & 27th, with an additional leaf pick up after the first of the year.

(Roads & Grounds) Old Business Keeping drainage issues listed as this is an issue the POA is working through for the neighborhood.

Recreation (Karen Scheidegger, Amelia Reible)

Old business:

Replaced pool closing mechanism, replacement of Master lock

The budget out for installing external shower instead of fixing indoor ones (would that include an additional drain then) or just making showers cold water only

The pool furniture seems to have survived season without further damages

The pavilion fan replacements are still needed.

New business:

The pool will close on Friday September 30th. Pool Clean Up is scheduled for October 2nd.

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**

● **2022 W/T Party Volunteers**

- **End of year Pool Party - OPEN**

- **Oktoberfest – 9/10**

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

CTA Meeting Report:

Ameila Reible and Steve Wisinski attended the CTA budget meeting. Overall, business was as usual. CTA requested a new budget increase which would convey a \$10 per property increase. Woodmere-Trentwood and 2 other smaller POAs voted no, but ultimately the budget passed due to the majority of votes being cast in favor of the new budget.

Annie Moeller made a motion to approve the 2023 Assessments by keeping improved lots the same as 2022 (\$985) and increasing unimproved lot dues by \$10 (to \$498) to help offset the CTA increased budget. Amelia REible seconded the motion. The motion passed.

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 – Materials were delivered, and a crew was on site Monday to install the soffit material. The materials and crew were for Sanford Home Solutions. I looked up the company and found that it is also owned by Daniel Brody of J&R Homes, LLC. As I further looked, I also realized the house is owned by J&R Group, LLC which has not filed bankruptcy. I tried calling Drew Lucas and left a message for him to call me.

762 Turnbury – Roofing is complete, brick is complete, HVAC rough-in has started, electrical rough-in is underway. Plumbing rough-in is scheduled to start next Monday.

566 Chelsea – Footings have been poured for the foundation to begin.

NEW BUSINESS

681 Chelsea – Architectural approval has been given to replace the roof.

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