

Woodmere-Trentwood Property Owners Association
Minutes of Board Meeting
September 9th, 2021

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

The meeting was called to order at 7:07 PM by President Bob Dykeman at his home. Minutes of the August Board Meeting were approved by online prior to the meeting.

Treasurer's Report (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION
 FINANCIAL REPORT
 August 2021

BANK BALANCES

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

	<u>July Balance</u>	<u>Transactions</u>	<u>August Balance</u>
Checking Account	\$12,607.61		
Obligations paid 50/50		(1,076.69) 63.00	
			\$11,593.92
Money Market	\$163,490.36		
Interest		6.94	
			\$163,497.30
Road Reserve Fund (RRF)	\$130,305.78		
Interest		5.53	
			\$130,311.31
		POA Bank Total	\$305,402.53

Payments

Vendor invoices paid in the month totaled \$1,076.69 which includes \$486.00 to CTA to State Farm for the Fidelity Bond Insurance, and the balance of \$590.69 to Electric, Water and telephone.

50/50

(NO 50/50 in Jan., Feb., March & April 2021) \$63.00 was collected for 50/50 for the month of August. The total collected in 2021 for 50/50 is \$577.00.

Annual Due

Due's payments deposited this month were \$0.00. Year to date dues payments of \$197,412.00 have been deposited.

Budget

Income in the budget for the year is \$189,350.00 versus actual income of \$199,724.14. Total expenses year to date are \$77,013.18 leaving net income of \$122,710.96.

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

An amendment will be proposed at the November annual meeting to increase the new home construction fee of \$4000 to \$5000 as of January 2022.

Discussion to balance the budget

Secretary's Report *(Bernadette Russell)*

Casey and I purchased additional items for the yearly Halloween for the party.
Bob Dykeman and Ben Perez will handle the lighting for the party.
Bernadette makes a motion to cancel the October POA dinner, Ben Perez seconded the motion.
Sara suggests we seat only four people at a table. Bernadette will send out a blast to see what the community thinks.
I need the new nominees Bios by November 1st.

Committee Reports:

Architectural *(Jamie Bowen)*

777 Cashmere driveway was washed out by the new construction. Board members have addressed this issue with the builder. There may be little the POA can do.
668 is having similar issues. Bob D. is helping the homeowner to the extent the POA can.

Roads and Grounds *(Jim Boone)*

August was a HOT and humid month, so Roads and Grounds was a little quiet.
POA fence behind 670 was completed with replacement rails and posts as needed.
Talked with Mitchell Paving last week, and our paving projects are still on track to be completed by end of September.
Worked with Bob D. on the water leak on pavement at front entrance. Turned off our water supply and saw no different. Will work with Carolina Water for their input.

Fall clean up on October 9th.

Jim Boone

Recreation (Karen S and Ben Perez)

Old Business:

- **Tennis Court Quotes**

- Got the quotes from North State resurfacing, they are giving me several options.
- They are scheduled out to next June if we do decide to go that route

Talking with Melissa Lucas (Mallard Cove Pres) they are working quotes from Carolina paving for their courts. We will swap info when we have it from vendors.

New Business:

- **Pool Date Close is October 3rd.**
- **Social: Starting conversations with Marie Manning about the Veterans dinner.**
 - Jerry Hey turned everything over to me last year as she wanted to step back.
 - We must make a COVID decision sooner than laterWould also like to solicit help as well if we move forward.

Social Care and Welcome (Nancy Pawloski)

Woodmere Social Committee:

The September POA dinner, originally scheduled for September 1, was cancelled by the club because of Covid cases in Woodmere. The golf outing was held and there were twenty-nine golfers.

The Labor Day pool party was a great success with 71 present and included young families who do not attend the POA dinners.

Dennis Barrick and Bernadette Russell will host the October POA dinner.

Ben and Kelly Perez and Jerry and Marie Manning will host November.

The Care Committee has not been asked to provide any transportation or meals.

The Welcome Committee has not been able to make calls to welcome new people.

Respectfully submitted

Nancy Pawloski

CTA News

Main discussion concerning the Hydrilla overgrowth in the lake. There is a basic blueprint on how to manage the problem but how to pay for it was up for debate. There is an additional sediment issue at various parts of the lake.

The CTA budget has passed without changing the assessment fees.

A subcontracted group has been hired to identify all the manholes in Trace.

The CTA budget increased all lots in WTPOA by \$5.00.

Old Business

Nominating Committee: candidates must be nominated by November.

The Treasurer, the Secretary, Recreation Chair 2 and the Architectural Chair positions will turn over.

There are nominees for two of the positions except the Treasurer and Recreation.

Budget must be ready one month prior to the annual meeting.

New Business

Annual meeting will be December 1st. We need to decide whether the meeting will be via Zoom or in person.

Bob investigated shutting down the water meters used for irrigation purposes only for 6 months. There is an \$81 fee to turn the meters back on. Overall, this would save the POA roughly \$450 for the inactive period. To be continued....

Casey makes a motion to pass the proposed budget for 2022. Bernadette seconds the motion. None oppose. Motion passes.

Motion to adjourn was made by Ben and seconded by Sara. Meeting was adjourned at 9:33 pm.

Next meeting is on October 14th, 2021 at the home of Bob Dykeman.

Respectfully submitted

Bernadette Russell.