

**Woodmere-Trentwood Property Owners Association
Minutes of Board of Directors Meeting
September 9th, 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 7:00 PM by President, Scott Erickson, at the home of Karen Kennedy. Minutes of the August 2020 Board Meeting were approved by online prior to the meeting.

Treasurer's Report (Sara Napier)

WOODMERE TRENTWOOD PROPERTY OWNERS ASSOCIATION
FINANCIAL REPORT
August, 2020

BANK BALANCES

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

	<u>July Balance</u>	<u>Transactions</u>	<u>August Balance</u>
Checking Account	\$7,897.85		
Obligations paid		(1,209.86)	
Misc. credit (State Farm)**		486.00	
			\$7,173.99
Money Market	\$154,827.92		
Interest		13.11	
			\$154,841.03
Road Reserve Fund (RRF)	\$98,486.09		
Interest		8.34	
			<u>\$98,494.43</u>
		POA Bank Total	\$260,509.45

Payments

Vendor invoices paid in the month totaled \$1,209.86 which includes \$486.00 for State Farm for Fidelity Bond (**which was returned by State Farm for incorrect Policy number - see above credit), and the balance to electric, water and telephone.

50/50

February 50/50 was \$60.00. Year to date the income from 50/50 is \$208.00.
(NO 50/50 in March, April, May, June, July and August)

Annual Due

Dues payments deposited this month were \$00.00. Year to date dues payments of \$184,082.00 have been deposited.

Budget

Income in the budget for the year is \$184,600.00 versus actual income of \$197,407.82. Total expenses year to date are \$90,079.79 leaving net income of \$107,328.03.

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 \$37,604.77 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

Lot 696 property has sold. This is the only lot in our POA that was owned by the county. The dues have not been paid but the new owner has inherited that debt.

Proposed budget for 2021 was presented prior to the board meeting. Discussion ensued. The only increase of significance was an increase of dues for unimproved lots.

Scott made a motion to approve the new budget, Bernadette second and all agreed.

Committee Reports:

Secretary's Report *(Bernadette Russell)*

The Schaeffer's have stepped back from running the POA golf so my husband and I will pick that up with the help of Karen and Henry Kennedy.

Roads and Grounds *(Jim Boone)*

New

Cashmere Court culvert improvements are complete.

Warren Garbe inspected the work done on Cashmere Court Bridge and approved it.

Clean up of front entrance was done. Thanks to Bob Dykeman, Henry Kennedy, and Mike Stewart.

Been in contact with Sabrina Fry for putting in plants and keeping the main entrance landscaped for remainder of the year, which we will have to discuss at meeting to approve cost. Total cost will be \$300.00.

Getting estimate on paving projects that need to be addressed.

Need to start working on a SOW (With Warren and Bob) for the drainage area from the pool, down to golf course creek. This area will also need to have all the brush and trees removed so the contractors can have a better understanding of the scope of work that will be required to do this project. Bob and I have talked about a volunteer effort to accomplish doing the brush and small trees to save money. The larger trees we will have to contract out. Warren has identified all property pegs related to this and markings are visible now.

Old

Working with Warren G. on SOW for Cashmere cul-a-sac drainage..

I found the Road Survey books and cost estimates that Warren did a couple years ago. The large charts that Warren did are still MIA.

Need to hold a Town Meeting for all WT POA residents for drainage problems we have. So, Warren can explain the charts he developed. Will keep this in the monthly minutes until we can get together after the virus is over

Recreation (Karen S and Casey)

Pool restrictions have changed per Governor Cooper. A new pump has been installed. License through October 31st. Casey proposes to keep the pool open an extra week until October 12th.

All board members agree.

We pay \$160/week for pool maintenance. This rate will increase by \$25/week. Josh is also increasing the pool opening from \$250 to \$500.

Social Care and Welcome (Karen Kennedy)

SOCIAL WELCOME AND CARE REPORT FOR AUGUST 2020

SOCIAL

POA Golf for September was well received. Tom Hasbrouk's team got the putter to be passed on in October. We safely gathered at the pool for golf payouts and congratulations. Thank you to Carolyn and Scottie Schaeffer for managing this outing.

October POA Golf is in the planning. Dennis Barrick and Bernadette Russell have volunteered to take over the planning of the monthly golf. Next golf will be October 7th. Henry and Karen Kennedy will collect the money and announce the payouts at the gathering that afternoon at 4:30 p.m.

I am planning an Octoberfest on the pool grounds on October 10th. A flyer will be done and distributed to every home's mailbox. Committees will be formed for set up, cooking, etc. I will be reaching out to everyone for help.

C.A.R.E. August 2020 Report

September 6, 2020

A neighbor in Terry Coughlin's area is continuing his recovery with medical treatments. Terry is keeping in contact and if future help is needed it will be provided. The family is very thankful for all the care and concern of neighbors.

A neighbor in Louise Spofford's area recently had a 2nd surgery and is currently recovering in a rehab facility. Meals and transportation were provided by volunteers. The family was grateful for this help.

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

To: The Woodmere-Trentwood Board of Directors

Re: Annual November POA recognition of our active duty military neighbors

As of September, we continue to be under statewide restrictions for in-door dining. The future for our POA dinners is unknown and may not even be possible until 2021. Our committee is hopeful that we can continue the annual tradition to honor and recognize our active duty military neighbors.

Our request would provide each military couple with a CTCC Gift Certificate for two dinners plus one beverage each (i.e. soda, beer, wine only). We would work with Dennis on menu and cost. Hopefully, he will agree to a 10% discount for each entrée which was applied in past years. We have compiled a list of nine active duty families currently living in WT.

Thank you for your consideration,

Military Dinner Committee Chairs:

Jerri Hey

Karen and Henry Kennedy

Karen made a motion to gift active duty families in November, Bernadette seconded the motion. It is suggested that there will be arrangements made that the meals will be charged to the POA rather than a gift certificate that may not be used. Motion approved.

Architectural (Jamie Bowen)

No new concerns. There are 3 (lot 786, 787 and 789) new homes being built on Cashmere. 707 lot has sold and is being developed and 682 is also being developed---either this year or early next year.

595 driveway issue—homeowner agreed to fix the DIY driveway but has not followed through. The homeowner will now receive a letter making him aware that he would begin to be fined monthly for non-compliance. This must be handled by our POA lawyer.

Lot 751 request for a playset to be built has been rejected.

CTA Report (Bob Dykeman)

New Business

The new system is in place. You can get a long-term pass for guests from the guard shack and mail them to your guests prior to their arrival.

There will be an extra charge for cars coming in for groups coming in for golf tournaments and so forth. This is because more staff is required for the large quantities of cars for these events.

Water rate increase has caused some issues. CTA has decided there will not be any resolution to the higher charges because there are several communities impacted by this increase.

President's notes

Old Business

Cashmere bridge repair has been completed. Bob Dykeman approved the work. Warren Garbe has inspected the work and Jamie will inspect the work prior to payment. Huge thank you to Bob Dykeman's committee for solving this issue for a fraction of the cost originally estimated.

New Business

Bob Dykeman, Scott Erickson and Bernadette Russell are the nominating committee.

POA annual meeting may not be possible this year. What must happen is 3 people to be voted into positions that will become vacant in December, budget approved. We will actively plan to have the meeting in December (2nd Wednesday). A mailing will be prepared and mailed by early November.

Halloween—trunk or treat is suggested. There will be a haunted house at lot 780.

Casey and Bernadette will create a task force to plan an event for Halloween.

We need to find 3 nominees for the vacancies on the board—recreation, financial and president.

Motion to adjourn was made and seconded. Meeting was adjourned at 8:50 pm.

The next regular meeting will be on October 14th, 2020 at 7:00 pm.

Respectfully submitted

Bernadette Russell

Secretary, W-T POA Board of Directors