**Sedgemoor BOD Meeting Minutes**

**June 14, 2023**

The Sedgemoor Board of Directors meeting convened on June 14, 2023, at 5:30 p.m. in the Governor’s room of the CTCC. Present were the following:

Jim Smith, Debbie Nolan, Bob Johnson, Cliff Wallace, Tom Hanley and Ty Boswell.

The May minutes were approved by Tom Hanley and seconded by Jim Smith.

**Treasurer:** Jim Smith reported a Sedgemoor balance for the end of May was $ 86,518. This balance includes $1,600 collected as deposits for the Pool Fob system.

* Money Market balance was $105, 172.66. Interest for May was $4.47.
* 101 OF 103 improved lots paid thru 5/331 for an amount of $71,711.20.
* 65 of 67 unimproved lot paid thru 5/31 for an amount of $22,750.00.
* Last month Lots 531 & 3288 were notified of the amount due the POA and the possibility of a lien placed on the property along with the fees incurred to process this action. On 6/2/23 I received a check in the amount of $350.00 for Lot 531. They still owe $125 mostly from late fees.
* Woodmere-Trentwood paid their invoice in the amount of $180 for tree removal in the common are near Lot 502.
* Have not received an invoice from Josh for valve replacement.
* Received invoice for 3rd quarter CTA dues, payable in July. The amount is $12,480.
* Received invoice from Carolina Water for filling the pool. The amount is $748.42. The charge for 2022 was $622.12.

Expenses for May was as follows:

Carolina Water - $69.81 (Utilities)

Lee Pools - $5,506.00 (New Pool Filter System)

Walls Lawn Care - $360.00 (Common grounds maint.)

Duke Energy - $54.37

ADS Security - $369.35 (Maintenance & Service Agreement)

Windstream - $113.53 (Pool Phone)

James Smith (Marco’s) - $135.64 (Pool Opening Pizza)

ADS Security - $247.73 (25 Pool FOBs)

**Architectural Committee Carol Pfeifer reported the following:**

* **Alteration Request:**

Lot # 3291 – Removal of 3 dead trees, one which had already fallen,

Approved 5/24/23

* **Alteration Request:**
1. Argyll Dr. to re-shingle house with brown architectural shingles

Approved 6/12/23

* **Request for home Construction:**

3207 Argyll

Paperwork received June 7th – Architectural Committee will meet to discuss.

**BOD of Directors Winnie Willis Reported the following:**

* There will be no more community fireworks at the Clubhouse on July 4th.
* Restriping of the zigzag lines at the North Gate will be redone at no extra cost.
* On July 4th the Independence Day BBQ will be held Reserve a table 919-499-5121 ext. 212.
* Rodd Loss is preparing a report about the threat the Bradford Pear trees pose and what trees can replace them.

**Social Committee Debbie Nolan & Bob Johnson Reported the following:**

* Thanks to all the volunteers who are assisting in opening and closing the pool.
* The pool will be closed from 5:00p.m. to 8:00p.m. July 2nd for a Private Party.

**Old Business: None**

**New Business:**

1. **Short Term Rentals**
2. **Fences**
3. **Un-registered vehicles**

**Motion to adjourned to the meeting by Ty Boswell and seconded by Jim Smith**

**The meeting was adjourned at 6:21 p.m.**

**Respectfully,**

**Debbie Nolan**