

Sedgemoor Board of Directors Meeting

Open Meeting May 8, 2018

Present: Jim Brown, Donna Miller, Nick Palaveda, Richard Franzese, Jim Miller, Chris Viverette, Lori Self, Mary Washington, Dave Axner, Jim Belcher, Mike Carey, Carol Abbey, Barbara Lewis, Jack Beyer, Vancine Brown, Arianna Johnson and Winston Brewer.

President Jim Brown told the guests that the Board would answer questions prior to the Board Meeting and that they were welcome to stay and observe the meeting.

- A resident suggested that the Board consider allowing the tennis courts to be used to park utility trailers and charge rent. The Board told the resident that they would look into this matter.
- A resident asked if a regular schedule for grass cutting has been set up. Chris Viverette explained that we have a new contractor this year and the grass in the common areas will be cut once a month.
- A resident asked where he could sign-up for opening and closing pool duty. Richard explained that he would have a sign-up sheet available at the pool opening party. Residents will also be able to sign-up on the Doodle Poll app.
- A resident asked if the POA could provide paint to homeowners whose mailboxes need it. The Board responded that they did not think that homeowners would want the Board getting involved in what would be considered a personal choice,

The Board meeting was called to order at 6:25 pm by Jim Brown.

Minutes

- A motion was made by Donna and seconded by Nick to approve the minutes of the April 17, 2018 meeting. The motion carried.

Treasurer's Report.

- Donna reported a balance of \$164,122.83 in the Sedgemoor accounts.
- To date, all but 4 improved lot owners and 4 unimproved lot owners have paid the assessment.
- Donna received a \$600 bill from Woodmere-Trentwood for spring cleanup at the entrance way. Since this was an additional unexpected expense, Donna was asked to contact the Woodmere-Trentwood treasurer for an itemization.

Social

- An email reminder will be sent to residents reminding them of the pool opening party.
- Bill Beaudin will be contacted and asked to take charge of the grill for the pool party.

Roads and Grounds

- We had a nice turnout to help with cleaning up the pool area. Thanks to Mike Rhodes for having mulch delivered to the parking lot for the plant beds.
- Road painting will take place the week of May 14th. Rain date is the week of May 28th

CTA

- Attached are the minutes of the CTA meeting on May 1st.

Pool

- A generous resident donated new toilets and paid for the installation.
- Richard will have a sign-up sheet for opening and closing the pool at the pool opening party.
- Some of the pool umbrellas may need replacing.

Architectural Review Committee

- John Kirkman will chair the Conflict Resolution Committee.
- A letter will be sent to Mr. Lyon to remove a tree.
- Jim presented to the Board a sample note card for review. The Board approved having a supply of the cards printed.

Old Business

- Our quote to fill the cracks in the tennis court is outdated. Chris was asked to obtain a new quote.
- The Board wants to thank Marty Comstock for picking up debris in vacant lots. The Board approved the purchase of a gift card as a thank you.

New Business

- Chris reported a problem with keeping the chlorine tablets in the storage room. The chlorine corrodes metal. The electrical panels in the pump room need to be replaced. The switch plates in the bathrooms need to be replaced as well. Chris will look into pricing.
- The emergency gate needs gravel. A request needs to be made to CTA. If CTA will not provide gravel, Chris will get a bid
- The fence by the pool restrooms needs painting. A bid will be obtained which will include replacing the rotting wood on pool building.
- Nick suggested that a basketball hoop be purchased for the basketball area in the tennis court. A motion was made by Nick, seconded by Richard and passed.
- There will be a Memorial Day Service at the Clubhouse at 8:45am on Monday May 28th. All are invited.
- Our next Board meeting will be on June 12th at 6:00pm at the pool.

The meeting adjourned at 7:17pm.

Respectfully submitted,
Mary Washington
Recording Secretary