

Sedgemoor POA Annual Meeting November 14, 2018

Present: Barbara Lewis, Bill Beaudin, Chris Viverette, Lisa Roberts John Kirkman and Mary Washington

The meeting was called to order at 5:30 pm by President Barbara Lewis in the ballroom at CTCC. This was the annual POA open meeting and there were approximately 15 residents in attendance.

Minutes

- A motion was made by Chris Viverette and seconded by Barbara Lewis to approve the minutes of the October Board Meeting. The motion carried.

Secretary's Report

- Mary reported that 52 ballots were returned with 49 lot owners or 94.2% voting yes on the proposed 2020 budget. 3 lot owners or 5.7% voted no for the proposed 2020 budget. The candidates for the Board of Directors was approved by 94.2% of the votes. 3 write-in votes were also received.

Treasurer's Report

- Bill reported a balance of \$130,785.88 in the Sedgemoor accounts. All but one improved lot owner has paid the 2019 assessment and three unimproved lot owners have not paid the 2019 assessment.

Social

- Lisa assisted by Chris has been contacting our new residents to welcome them to Sedgemoor and explaining the rules and regulations to them. She will be asking residents to host our monthly dinners in 2020

Pool

- Chris reported that the following repairs and upgrades to the pool were completed in 2019.
 - New light fixtures and bulbs installed in the pump room.
 - New USCG life ring and tether rope purchased.
 - Back flow preventing devices installed on 6 water spigots
 - Circuit breaker upgraded to GFI.
 - Water flow measuring device installed on pump
 - Ladder purchased
 - Repairs made to gate and fence.
 - New shower fixtures installed in bathrooms
 - New windows installed in bathrooms.
- 2020 proposed projects include painting the pool, installing a new pump and main drain covers, replacing fence railings and purchasing new shelving for the pool storage area and purchasing new pool furniture, power washing and sealing cracks of the tennis courts,

CTA

- CTA currently has \$484,000 in cash on hand. By the year 2025. CTA hopes to have \$1.5 million in reserve accounts
- Control and maintenance of the exit gate to Highway 87 was turned over to the Sedgemoor Property Owners Association. The Board members will each have a key and will coordinate the

opening of the gate in case of weather emergencies.

Roads and Grounds

- Chris reported that in 2019 asphalt patch repairs were completed on Liverpool Drive and Argyll Drive and asphalt crack sealing was completed on Argyll and Perth Drive. New mulch was purchased and placed around the pool by volunteers.
- In 2020, proposed projects include installing new street and traffic control signs, completing mortar repairs on Carr Creek bridge and repainting the speed bumps.

Architectural Committee Report

- 538 Perth Drive – Drainage issue from 539 Perth continues to be monitored
- 3224 Leicester Court - “No trespassing” sign has been removed. An alteration request has been received. Additional information has been requested.
- 3242 Coventry Court – A request to replace decking, railing and steps was approved.
- 3285 Edinburgh Drive – A request to repaint the exterior of the house was approved.
- 3281 Edinburgh Drive – A request to cement the existing driveway was approved
- 533 Perth Drive – Some maintenance has been performed. Follow up will be needed.
- 545 Perth Drive – An email was sent to the renter with a copy to the owner advising them of the need for weed control. The owner has complained to Gated Properties about their failure to take care of the weeds, Follow up will be needed.
- 3297 Liverpool Drive – The retaining wall has been completed.

New Business

- Arianna Johnson was thanked for serving on the ARC committee for three years. Sara Richardville was welcomed to the ARC committee.
- Mary Washington will be leaving the Board after serving for three years. Pat Diepold, Jim Miller and William Zimmer were welcomed to the Board
- Leaf collection is tentatively scheduled for the first week in January..

The meeting was adjourned at 5:50 pm

Respectfully submitted,

Mary Washington, Recording Secretary