

Sedgemoor POA Board of Directors Meeting

July 9, 2026

Present: John Kirkman, Tom Hanley, Chris Engelbrecht, Bill Beaudin, Jim Smith, Mark Clemens, Barbara Lewis and Lisa Roberts

John called the meeting to order at 5:25pm.

June board Minutes as written, were approved with a motion made by Tom Hanley and seconded by Chris Engelbrecht. The motion carried.

Treasurer Bill Beaudin reports the following:

1. Checking Account Balance at the end of June, 2026 was \$91,370.92. The checking account also includes \$2,275.00 which is now shown on our Financial Report as "Pool Fob Deposits Equity Reserve". The checking account also includes deposits of \$9,000.00 by contractors to be used for any damages to roads or properties while they construct new residences (\$3,000.00 for lot #3259, #3220 and lot #3266).
2. Money Market balance at the end of June was \$105,334.89 which includes interest earned in April of \$4.33.
3. Assessments for the year 2026 received through June are as follows:

Improved Lots	=	104 each of 111 (94%)
Unimproved Lots	=	55 each of 59 (94%)
Total	=	159 each of 170 (94%)

For the delinquent lot owners who have not discussed payment options with Bill, the following steps will be instituted:

1. Send a "FINAL NOTICE" letter to owners stating that the following actions can and will be enforced if payment is not received immediately:
 - a. Deactivate their pool fob until full payment is received.

- b. Deactivate their existing stickers for entry into Carolina Trace until full payment is received.
- c. Submit information to our lawyer to file a lien against their property.

Disbursements in June were as follows:

Realty Properties (pool gutter)	= \$	181.32
Walls Lawn Care (common grounds)	= \$	380.00
Conway Tree Service (limbs, branches)	= \$	450.00
Carolina Water Service	= \$	271.58
Chris Engelbrecht (Pool – 1 gal pro bifenthin)	= \$	55.62
Lee Pools (monthly invoice for pool svcs.)	= \$	3,111.56
William Beaudin (Admin – stamps)	= \$	78.00
Chris Engelbrecht (Pool – new phone svc)	= \$	141.70
Vector Security (Pool security system)	= \$	15.75
Duke Energy (electric service at pool area)	= \$	354.07
Windstream (tele service at pool)	= \$	93.92
Chris Engelbrecht (Pool – snake repell, herbicide)	= \$	56.83
Chris Engelbrecht (Pool – 3 mo phone svc)	= \$	117.00

Total Disbursements = \$ 5,307.35

Chris made a motion to approve the Treasurer's Report; Barbara seconded the motion. Motion carried.

Road and Grounds report from Tom Hanley:

Spring clean-up of branches, limbs, twigs, etc. was completed in May with the exception of one property on Edinburgh. Tom will take care of that.

Social report from Barbara Lewis:

The 4th of July party at the pool hosted approximately 30 neighbors. Barbara has not met any new people since the last board meeting. She received approval from the board to plan an event for families and kids, likely on the weekend.

Architectural Committee report by Jim Smith:

Lot 3259 Yorkshire – Construction Continues.

Lot 3220 Argyll – Construction has begun.

Lot 3309 Edinburgh – Construction has begun.

Lot 3266 Argyll – The lot has been cleared.

House at 3239 is for sale.

CTA report from Tom Hanley:

For a full report from CTA, see the [CTA website](#) and look under “News” and review the email sent on July 6th from Sedgemoor BOD.

A financial audit for the past two years has been completed with no findings.

A budget for 2027 has been discussed and proposed, the final vote to take place at August’s meeting.

The gatehouse will be power washed soon.

Lake front property owners with algae issues can find helpful information under Hydrilla/Aquatic Weeds Update in the July CTA board minutes.

Pool and Recreational Area Maintenance provided by Chris Engelbrecht:

Ants at the pool continue to be an issue. Insecticide and herbicide will continue to be applied on the perimeter of the tennis/pickleball courts, pool and pumphouse. The situation will be monitored.

The new cellular phone (for 911 use only) has been installed. Chris will periodically check to make sure it is functioning properly.

Chris is compiling a “to do” list for future projects based on severity and budgetary considerations. If you have suggestions, please contact him with the details.

- Seal all cracks in the pool deck.
- Install a gutter system above the bathrooms.
- Replace two lounge chairs.
- Replace the rotting retaining timber in front of the bathrooms.
- Repair the rotting wood on the exterior bathroom walls.
- Repair the retaining bricks in the parking area.

President’s Report by John Kirkman:

The annual budget will be discussed at the next board meeting. The CTA budget will need to be finalized to complete the Sedgemoor budget.

Three members of the board are serving their last term and will need to be replaced. Thank you to John, Bill and Tom for their many years of service. New candidates are being recruited. **Ready to join the board and serve your neighborhood? Please contact any board member – and thank you in advance!**

New Business:

None

Old Business:

The ongoing state of the property (unsightly yard, two unregistered vehicles, etc.) at 517 Argyll Drive was briefly discussed. Many complaints have been reported to the board over the years. Discussion at the next board meeting will continue to determine a plan for possible remediation.

The meeting was adjourned at 6:24pm.

The next board meeting will be held August 13, 2026 at 5:30pm.

Respectfully submitted, Lisa Roberts, Sedgemoor Secretary