

Sedgemoor POA Board of Directors Meeting

August 18, 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 4:57pm.

July board Minutes as written, were approved with a motion made by Chris Engelbrecht and seconded by Mark Clemens. The motion carried.

Treasurer Bill Beaudin reports the following:

1. Checking Account Balance at the end of July, 2026 was \$76,189.45. The checking account also includes \$2,250.00 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 July was \$105,339.36 which includes interest earned in April of \$4.47.
3. Assessments for the year 2026 received through July are as follows:

Improved Lots	=	104 each of 111 (94%)
Unimproved Lots	=	54 each of 59 (92%)
Total	=	158 each of 170 (93%)

The following is an update regarding actions on payments owed on assessments:

1. Demand letters have been sent by our lawyer dated August 11, 2026 to 6 property owners that have not corresponded with me. These owners will have 15 days to pay their assessment dues in full to avoid having our lawyer process a lien against their property.
2. I have received partial payments from 3 Improved property owners.

3. I have received full payments from 2 Improved property owners.
4. I have received notice that the new construction located at 3258 Yorkshire is being sold by Resolution Services. The closing is scheduled for August 28th and the new owners will be Meredith and Cory Latner.
5. Once payments are received in full from those property owners who have made partial payments, combined with the full payments received this month and monies due at closing of the #3258 property, we will have paid assessments on 110 of 111 Improved properties.

Disbursements in July were as follows:

CTA (quarterly assessment)	=	\$13, 479.50
Carolina Water Service (pool water service)	=	\$ 228.00
Young K. Sim (pool fob return)	=	\$ 25.00
Woodmere/Trentwood (quarterly entrance fee)	=	\$ 225.22
Lee Pools (monthly invoice)	=	\$ 1,356.76
Walls Lawn Care (monthly lawn service)	=	\$ 380.00
Barbara Lewis (July 4 th party supplies-pool)	=	\$ 30.50
Auto Owners Insurance (fidelity bond ins.)	=	\$ 475.00
Windstream (telephone at the pool)	=	\$ 53.60
Duke Energy (electricity service at the pool)	=	\$ 413.15
Vector Security (pool security system)	=	\$ 15.75
Chris Engelbrecht (pool cleaning products)	=	\$ 40.59

Total Disbursements = \$ 16,723.07

Bill provided an amended treasurer's report the day after the board meeting. The report will be reviewed and voted for approval at the September board meeting.

Bill provided CTA with a census report for Sedgemoor.

Road and Grounds report from Tom Hanley:

A branch overhanging the road near 3215 will be removed.

Social report from Barbara Lewis:

New residents have moved to the following residences: 3251, 554, 3239, 3258.
Barb has met with or will meet with these folks soon.

The pool has been reserved three times for private parties.

Discussion was held about extending the pool schedule by one or two weeks due to the high temperatures. Chris made a motion to extend it by one week, seconded by Lisa. Five members approved, one opposed, the motion carried. A pool closing party will be scheduled for September 19th (one additional week).

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 August 9 from Sedgemoor BOD.

CTCC General Manager, Trent Peddy reported the following initiatives at the club:

1. The last Sunday of each month, 18 holes golf for any non-member, \$45 after 1:00pm.
2. Open House September 4th, 5:30 – 7:30pm, open to all in CT.
3. Fall Fest, October 24th, 12:00 – 5:00pm, open to all in CT.
4. Hole #8 Lake renovation to begin September, 6th month project anticipated.

TRAM: new signs for the Front Gate. Left lane, must show license.

Access Control: Use Gate Sentry app., all visitors must show Driver's License. Delivery services (Grub Hub, Insta Cart, etc.) are encouraged to purchase a vendor's pass.

Utilities: Kinetic Fiber is coming, also possibly Ripple Fiber. Service agreements are to be provided.

Finance: the 2027 budget has been discussed, and will be finalized at the September 2 board meeting. Tom will provide it to Bill ASAP to inform Sedgemoor's budget.

Pool and Recreational Area Maintenance provided by Chris Engelbrecht:

1. Herbicide and pesticide are being applied regularly in the pool area. The weed and ant situation seems to be more under control than it has been at any time so far this year.
2. Herbicide has been applied to the tennis/pickleball court and adjacent hard court. The weeds are under control.
3. A fencepost in the fence on the northern side of the pool was broken. It seems this was caused by a tree falling on the fence 5 – 7 years ago. Chris and Mark dug out the old post and replaced it with a new post on August 6 / 7. The materials purchased included a new post, concrete and paint. The cost for replacing the post was less than \$ 80.00.
4. Other expenses this month included paper towels, hand soap and wasp spray.
5. We need to decide if we want to keep the pool open for another week or two. The current date for closing the pool is Saturday 12th September. The cost of having the pool available for a longer period will be approx. \$ 400.00 per week.

President's Report by John Kirkman:

Niki Kendall officially resigned from her position as Board VP on August 7th. She stated that spending more time with her family is one major consideration for her decision.

The annual budget will be discussed at the next board meeting, September 8. The CTA budget will need to be finalized in order 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!**

The nominating committee includes John, Mark and Lisa.

New Business:

A series of documents reviewing our POA governance procedures was presented to the board. These will be discussed in detail with priorities and action steps identified at the next board meeting.

Old Business:

Since the CTA budget is delayed, Sedgemoor's BOD may need to meet at a special meeting to address our budget with time to notify residents prior to the annual meeting.

The meeting was adjourned at 6:04pm.

The next board meeting will be held September 8, 2026 at 5:00pm.

Respectfully submitted, Lisa Roberts, Sedgemoor Secretary