

## **Sedgemoor POA Board of Directors Meeting**

**January 8, 2026**

**Present: John Kirkman, Jim Smith, Barbara Lewis, Tom Hanley and Lisa Roberts**

John called the meeting to order at 5:30pm. December Board Minutes were approved by Tom Hanley and seconded by Barbara Lewis.

**Treasurer Bill Beaudin reports the following:**

1. Checking Account Balance at the end of December was \$47,221.76. The checking account also includes \$2,350.00 which is now shown on our Financial Report as "Pool Fob Deposits Equity Reserve".
2. Money Market balance at the end of December was \$105,308.78 which includes interest earned in December of \$4.47.
3. Deposits made through December for 2025 Assessments are as follows:

Improved Lots = 108 each of 108

Unimproved Lots = 60 each of 62

Total = 168 each of 170 (99%)

Payment from the Unimproved Property #3295 was not received by the end of December, 2025, as promised. Bill will be contacting the owner to inform her that he will instruct our lawyer to proceed with the submission of a lien on that property if the total payment is not received within ten days.

The Sedgemoor lawyer is in the process of submitting a lien on Unimproved Property #3304.

Disbursements for December were as follows:

Debbie Nolan (Yola fees for Sedgemoor website) = \$81.77

William Beaudin (postage stamps) = \$124.80

Duke Energy (electric service at pool area)	= \$ 52.03
Vector Security (security at pool)	= \$ 15.75

Total Disbursements = \$ 274.35

**Road and Grounds report from Tom Hanley:**

The fall yard mixed debris pick up has been completed. The cost increased 36% over last year to \$9,200. This was in part because five loads of additional debris were put out after the 12/14 deadline which was when the estimate was made by the vendor. This increase in cost impacts every resident.

Large trucks/trailers should not be parked in front of homes if blocking road access to emergency vehicles. The pool parking lot is available, particularly during off season.

A tree was removed on Bristol.

**Social report from Barbara Lewis:**

New residents at 3276 were welcomed to the neighborhood. New residents at 3285 will be contacted as soon as available. Barbara asks that if anyone is in need of temporary assistance with meals or transportation due to illness, or aware of anyone with this need, to contact her.

**CTA report from Tom Hanley:**

CTA is considering hiring a management company (Community Association Services or CAS) to perform critical duties currently held by volunteers. A Zoom meeting will be/was held on January 14 to present information about the company and their services. Estimated cost per month is \$2,000. Volunteers are needed to run CTA, including an open position for the TRAM Chair (thank you Ernie Violon, for 12 years of service!).

**Security and Safety:** Upcoming culvert work and repaving is to be scheduled. Date TBD.

Trace Lake level will be lowered by approximately 3 feet from January 26 – February 19.

Utilities: 4,058 residents signed a petition against Carolina Water Service's request for a rate increase. The petition was delivered to CWS at a recent hearing in Raleigh. CTA requests notification if there are any watermain breaks in POAs. Document the location and dates.

Ting Internet will be making a presentation on their services January 21, 2026 at the Carolina Trace Country Club from 6:00 – 8:00pm. They will charge \$89 per month for 5 years for those who sign up for services. More commitments from homeowners are needed to move forward.

There is a process to deactivate E-stickers for residents who have repeat offenses. The BOD will consider this option at a future meeting.

CTA asks POAs to consider future improvement project and collaborate on the time/vendor to save costs.

CTA has completed the Conflict-of-Interest form. Tom will sign for Sedgemoor.

For a full report from CTA, see the [CTA website](#) and look under "News".

#### **Recreational Area Maintenance provided in a report from Chris Engelbrecht:**

Chris met with Joshua and discussed issues for the coming season; ant elimination, the removal or trimming of tree branches overhanging the pool. Joshua agreed to a monthly invoice instead of a yearly bill.

#### **Architectural Committee report from Jim Smith:**

Lot 3273 – landscaping and retaining wall project completed.

Lot 3253 – yard leveling, installation of a concrete driveway and 12" drainage pipe approved. Project not yet started.

Lot 3309 has been surveyed but the owners have not contacted Sedgemoor BOD.

Lot 3259 – waiting on plans to be submitted to the Architectural Committee.

Lot 3256 – has been surveyed.

**New Business:** When a resident complaint requires additional resolution, an Ad Hoc committee will be formed. The Dispute Resolution process will be followed.

**Old Business:** None

The meeting was adjourned at 6:15pm

The next board meeting will be held February 12, 2026.

Respectfully submitted,

Lisa Roberts