

Sedgemoor POA Board of Directors Meeting

March 12, 2026

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

John called the meeting to order at 5:30pm. February Board Minutes as written, were approved with a motion made by Chris Engelbrecht and seconded by Bill Beaudin.

Treasurer Bill Beaudin reports the following:

1. Checking Account Balance at the end of January was \$89,323.52. The checking account also includes \$2,375.00 which is now shown on our Financial Report as "Pool Fob Deposits Equity Reserve".
2. Money Market balance at the end of February was \$105,313.25 which includes interest earned in February of \$4.04.
3. Deposits made as of this meeting for 2026 Assessments are as follows:

Improved Lots = 89 each of 111

Unimproved Lots = 37 each of 59

Total = 126 each of 170 (74%)

Past Due notices will be sent in March with a late payment fee of \$20/month as applicable. Contact Bill Beaudin if needed.

Disbursements as of March 12 were as follows:

Carolina Water Service (water service at pool) = \$ 158.26

Duke Energy (electric service at pool area) = \$ 42.82

Windstream (tele service at pool) = \$ 94.01

Vector Security (security at pool) = \$ 15.75

RMR Custom Homes (plowing and sanding of roads) =\$ 185.00

RMR Custom Homes (sanding of roads) =\$ 131.00

Total Disbursements = \$ 626.84

Chris will investigate options for lowering the telephone costs, particularly when the phone is in 'vacation mode' when the pool is closed.

Road and Grounds report from Tom Hanley:

A large truck damaged the road near new construction. Tom will investigate.

Trees in various areas of the neighborhood, including the pool area need trimming or removal. Tom will investigate and consider other vendors who charge less for their services.

Contract for mowing and landscaping was renewed with Barry Walls.

New bids for Spring debris pickup and Winter plowing will be sought. Vendors need proof of insurance to provide services.

Social report from Lisa Roberts on behalf of Barbara Lewis:

New residents at 3273 and 3285 were contacted to provide Sedgemoor information.

CTA report from Tom Hanley:

For a full report from CTA, see the [CTA website](#) and look under "News" and review the email sent March 8 from Sedgemoor BOD.

A Gatehouse Administrator position (paid/20 hours per week) is being sought. Contact the CTA president if interested.

Safety and Security remind everyone that all guests will need to show proper ID when entering Trace. New fines will be instituted in the new future for any CTA damage, misuse of gates, etc.

TRAM committee is going to initiate milling work on Traceway N. in May. TBD.

Lake Trace reports that a recent water quality report detected E coli in the water. Swimming and consuming fish caught in the lake are not recommended. Hydrilla treatment will begin in April and continue every 30 days.

Carolina Water Service's request and subsequent appeal to the NC Utilities Commission to implement proposed rate increases on an interim basis as of March 1 was denied. The Public Staff, CWS, and intervenor parties (including CTA) are currently engaged in discussions on how to resolve these issues. More information is expected soon.

Insurance for POA boards and property will be reviewed in approximately one week. Fees for POAs with a pool may increase.

The CTA 2025 Annual Report has been reviewed and will be published soon.

Recreational Area Maintenance provided by Chris Engelbrecht:

The pool will open May 16. A party for this event will be planned. Further details to follow.

On May 9, volunteers will be needed to get the pool ready to open. Tasks include power washing the pool deck, weeding and raking planted areas, setting up chairs, tables and umbrellas etc.

Architectural Committee report: No report.

Webmaster report from Lisa Roberts:

Lisa and Chris are working on improving the accuracy, function and look of the Sedgemoor website: SedgemoorPOA.com. The intent is to update information and make the site useful to residents and potential residents.

New Business: None

Old Business: None

The meeting was adjourned at 6:26pm

The next board meeting will be held April 9, 2026.

Respectfully submitted,

Lisa Roberts