

Sedgemoor POA Board of Directors Meeting

April 9, 2026

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

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

Treasurer Bill Beaudin reports the following:

1. Checking Account Balance at the end of January was \$97,408.18. 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 March was \$105,321.76 which includes interest earned in March of \$4.47.
3. Deposits made as of this meeting for 2026 Assessments are as follows:

Improved Lots = 91 each of 111 (82%)

Unimproved Lots = 39 each of 59 (66%)

Total = 130 each of 170 (76%)

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

Disbursements in March were as follows:

Carolina Water Service (water service at pool)	= \$	84.28
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Duke Energy (electric service at pool area)	= \$	54.54
Windstream (tele service at pool)	= \$	94.01

NCDOR (State of NC taxes)	= \$	1.00
Vector Security (security at pool)	= \$	15.75
Kevin Bowen (pool fob reimbursement)	= \$	25.00

Total Disbursements = \$ 358.86

Barb made a motion to approve the Treasurer’s Report; Jim seconded the motion. Motion carried.

Road and Grounds report from Tom Hanley:

On April 7th, Bush Creek Trimming removed tree branches impacting the pool and overhanging on Edinburgh for the price of \$650. Mulch was used at the pool area.

Spring Clean Up of branches and sticks (not leaves, pine straw or branches larger than 4 inches in diameter) will be scheduled for mid-May. The deadline to have branches and sticks at the curb will be May 14 and the contractor will view and mark the piles with Tom so that an accurate estimate is determined. The board had questions about the price and what is included in this service.

Additional bids for clean ups and snow/ice clearing are welcome. Contractors must be insured and should contact Tom directly.

Social report from Barbara Lewis:

A new resident at 528 Perth was welcomed by Barb to the neighborhood.

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 April 8 from Sedgemoor BOD.

Carolina Trace Country Club has hired Trent Peddy as GM, effective April 17th.

The Gatehouse Administrator position has received interest. Four applicants are being considered.

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

Lake Trace reports that a recent water quality report indicates the water has been treated. Hydrilla treatment began this month and continue every 30 days.

TRAM reports that Traceway North from Northridge Trail to Laurel Thickett will receiving milling and paving in May. The date is TBD.

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) have met to discuss a resolution. The NC Utilities Commission will meet May 21st to approve the proposed rate change.

Ting Fiber will hold a second Town Hall – date TBD.

Quarter 2 assessments are due.

Tom will submit the Deferred Assessment report to the CTA treasurer.

A burn-ban is in effect for Lee County until further notice.

Recreational Area Maintenance provided by Chris Engelbrecht:

The security system, through ADS, is functioning properly.

A new phone service provider is being considered for use at the pool.

Special thanks to Mark Clemens and Chris Engelbrecht for cleaning, weeding and spreading mulch in the planting beds at the pool.

On May 9, volunteers will be needed to get the pool ready to open. Tasks include power washing the pool deck, cleaning the buildings and bathrooms, setting up chairs, tables and umbrellas etc. A flyer will be sent out next month with details. Please consider volunteering!

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

Architectural Committee report by Jim Smith:

Construction on 3259 has started.

Presidents report from John Kirkman:

Thanks to Lisa for providing a document reviewing Roberts Rules of Order.

New Business: None

Old Business: None

The meeting was adjourned at 6:22pm

The next board meeting will be held May 14, 2026.

Respectfully submitted,

Lisa Roberts

Sedgemoor Secretary