

Sedgemoor POA Board of Directors Meeting

June 11, 2026

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

John called the meeting to order at 5:30pm.

May 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 May, 2026 was \$89,584.88. The checking account also includes \$2,350.00 which is now shown on our Financial Report as "Pool Fob Deposits Equity Reserve". The checking account also includes deposits of \$6,000.00 by contractors to be used for any damages to roads or properties while they construct new residences (\$3,000.00 for lot #3259 and lot #3220).
2. Money Market balance at the end of May was \$105,330.56 which includes interest earned in April of \$4.47.
3. Assessments for the year 2026 received through May are as follows:

Improved Lots = 99 each of 111 (89%)

Unimproved Lots = 52 each of 59 (88%)

Total = 151 each of 170 (89%)

Disbursements in May were as follows:

Chris Engelbrecht (for pool repairs) = \$ 839.95

Chris Engelbrecht (pool paints, supplies) = \$ 325.84

Lisa Roberts (Yola website renewal) = \$ 119.40

CTA (property and general liability ins.)	= \$	2,012.00
Carolina Water Service	= \$	819.69
Chris Engelbrecht (pool supplies, parts)	= \$	187.93
Conway Tree Service (pick up of branches, etc.)	= \$	1,350.00
Vector Security (6 mo. Pool security service)	= \$	127.71
Duke Energy (electric service at pool area)	= \$	237.58
Windstream (tele service at pool)	= \$	93.92
Chris Engelbrecht (keys, weather strip. for pool)	= \$	35.25
Realty Properties (gutter supplies for pool pavilion)	= \$	250.00

Total Disbursements = \$ 6,399.27

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

Road and Grounds report from Tom Hanley:

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

A gutter on the pool bathroom building was completed for a total of \$430.00

Social report from Barbara Lewis:

Many ideas for social activities were suggested at the pool opening last month. Barbara led a discussion on how to proceed, including adding activities on Tuesday nights, a monthly nine-hole golf scramble, poker nights, pickle ball, etc. Creating a Sedgemoor-only Facebook page will be explored by Chris and discussed at next month's meeting. A Fourth of July BBQ pool party will be planned. Invitations to be sent out soon. A "Welcome to Sedgemoor" document will be developed and added to the website to replace the orientation packet handed out by the Social Chair.

Architectural Committee report by Jim Smith:

Lot 3259 Yorkshire – Construction Continues.

Lot 3260 Yorkshire – This new build is now occupied.

Lot 3220 Argyll – Lot is currently being cleared.

Lot 3309 Edinburgh – Plans have been approved by Architectural Committee. Developer has provided a \$20,000 Surety Bond instead of a deposit. Clearing of lot should begin in the next couple of weeks.

Lot 3266 Argyll – On 6/9 I received documents and drawings for new construction on this lot. Currently I have a mismatch of Owner on the deed vs Owner on the Request for Construction Approval form. Should have it clarified very soon. I have also received a check in the amount of \$3,000 deposit.

Lot 526 – Approved modification to deck facing the golf course.

Lot 3273 – Denied a request a storage shed per R&R's.

Lot 3278 – Approved request to change front door and side windows.

Lot 554 – On Tuesday 6/9, I sent a photo of the trash piled up outside the garage to the owner who immediately responded that the renters have moved out. She was coming down on Friday but would try to contact Alex from C/T trash to get it cleaned up.

As a reminder for those that are considering a home business.

Section 6. General Requirements

Paragraph K states: **No trade materials or inventory may be stored upon the premises except in garages.**

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 June 9th from Sedgemoor BOD.

By-law changes are being proposed (language changes, elimination of lot deferments).

A budget for 2027 is proposed, vote to take place at July's meeting.

The name of the Security and Safety committee is being changed to Access Control.

Traceway repaving and striping is complete. The roadside will be cleaned up.

Carolina Water Service will NOT increase rates for Carolina Trace. Many thanks to CTA President, Jeff Wennberg for his work on this outcome!

Recreational Area Maintenance provided by Chris Engelbrecht:

The pool is open to residents for 17 weeks. Thank you to everyone who volunteered for pool opening and closing duties. All 17 slots have been filled. The duty list of volunteers, their contact details and a description of duties has been distributed to all.

Dead ants have been observed in the pool. Insecticide was applied on the perimeter of the pool and pumphouse on June 11th. The situation will be monitored.

A new gutter system was installed on the pavilion. Thanks to Tom and John for organizing this while I was away.

I have ordered and received the new pool phone. Activation and shipping costs are \$117.00 and the subscription for June 2026 will be \$24.70. Following months will be \$39.00 per month. I will install the new phone next week.

Joshua Godfrey has provided the first month's invoice, as requested by the board, it will be done on a monthly cycle.

New 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. Those with information about this situation will share it at the next board meeting to determine a plan for possible remediation.

Bill discussed options to address the unpaid 2026 assessments of improved and unimproved lots. Only 3 of the 19 property owners who are delinquent on their assessments have contacted him to make a payment plan.

He suggested the following steps.

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.

Chris made a motion to authorize Bill to send this information to delinquent owners and take necessary steps, seconded by Lisa. Motion was unanimously approved.

Old Business: None

The meeting was adjourned at 6:38pm

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

Respectfully submitted,

Lisa Roberts

Sedgemoor Secretary