

**Sedgemoor Board of Directors Meeting
July 10, 2018**

Present: Jim Brown, Donna Miller, Nick Palaveda, Jim Miller, Chris Viverette, Lori Self, Richard Fransese and Mary Washington,

The meeting was called to order at 6:00 pm by Jim Brown.

Minutes

- A motion was made by Chris and seconded by Donna to approve the minutes of the June 12, 2018 meeting.

Treasurer's Report.

- Donna reported a balance of \$165,142.45 in the Sedgemoor accounts.
- A warning letter will be sent to the three property owners who have not paid the 2018 assessment. If payment is not received in 15 days, Donna will initiate the lien process.
- The Board approved the draft of a letter from Donna asking homeowners to consider volunteering for the treasurer's position.
- Donna presented a time-line for compiling the 2019 budget, scheduling the annual meeting as well as deadlines for notifying owners.

Social

- The pool closing party will be on September 29th. The pool will be open an additional week.

CTA

- The CTA financial reports will be distributed in August.
- The balance of the lawyers fee for the Quarry litigation should be paid in September.
- Updating the Gatehouse cameras would cost between \$25,000 - \$35,000. The Board felt that this charge should be in next year's budget.

Roads and Grounds

- Chris spoke to CTA about the need for repairs to the surfaces of the Argyll Drive exit. CTA felt that their contribution should be limited to 10% of the cost. The Board disagreed. No action will be taken at this time.
- Chris presented estimates for the electrical work needed at the pool. A motion was made by Mary and seconded by Donna to authorize the expenditure of \$3000 - \$3500 for the upgrade.
- The decision on the removal of the tree in the common area of Leicester Circle is tabled until next month.

Pool

- Richard thanked the resident who donated the new pool umbrellas.
- The shower head in the men's bathroom has been cleaned.

Architectural Review Committee

- The Board approved sending a letter to owners of two unimproved lots requesting the removal of decaying trees no later than August 15th. If the trees are not removed by August 15th, the Board will contract for removal and bill the owners.

Old Business

- A decision about the tennis courts will be tabled until next year.

New Business

- A nominating committee will be needed. Three positions on the Board and one position of the Architectural Review Committee will need to be filled.
- Our Annual Meeting is tentatively scheduled for November 8th.
- The next Board meeting will be held on Tuesday August 14th at the pool at 6:00pm.

The meeting was adjourned at 7:00pm.

Respectfully submitted

Mary Washington

Recording Secretary