

Sedgemoor BOD Meeting Minutes

April 12, 2023

The Sedgemoor Board of Directors meeting convened on April 12, 2023 @ 5:30 p.m. on the Terrace at CTCC. Present were the following: Bob Johnson, Ty Boswell, Carol Pfeiffer, and Debbie Nolan.

The March minutes were approved by Debbie Nolan and Jim Smith.

Treasurer: Jim Smith reported a Sedgemoor treasury balance of \$111,342.00. This balance includes \$1500 collected as deposits for the Pool Fob system. \$25.00 was refunded for lot 3236. Their property was sold, and the fob was returned.

- Money Market balance was \$99,463.96. Interest for March was \$4.22.
- 98 of 103 improved lots paid thru 3/31 for an amount of \$67,395.02.
- 63 of 67 unimproved lots paid thru 3/31 for an amount of \$22,050.00.
- Letters were mailed on April 3rd to 9 property owners of past due assessments with late fee added. Included in the assessments notice was an excerpt from CTA about the E-pass. **Carolina Trace Association has instituted a new policy that applies to the use of E-Stickers requiring a property owner to be current with all POA dues and assessments. Otherwise the property owner or anyone residing or using the property cannot use an E-Sticker to enter Carolina Trace. Such property owners and renters may only receive a 30-day pass with submission of documentation of ownership of property or valid rental agreement.**

Per Carolina Trace Association rules failure to pay POA assessments you may not use an E-Sticker to enter Carolina Trace.

Therefore, payment must be received by **April 15** or Carolina Trace Association will be notified and the E-Sticker will no longer work.

- If property owners have not paid by end of April a letter will be sent to each. They will be notified of the amount due the POA and the possibility of a lien placed on the property along with the fees incurred to process this action.
- Received E-mails for closing on lot 3251 and lot 3295. They will close this week. Lot 3251 owes the POA \$740 which the firm handling the closing was notified. Lot 3296 is paid. Lot 3296 was sold. I am waiting on the assessment payment from closing.

- I have not yet received invoices from Mitchell or for the new pool filter system installed by Josh.
- Not reflected in March statement is the CTA dues \$12,480. Also, the 2023 insurance premium of \$1739.70. Both have been paid and will be reflected in next month's statement.

Carol Pfeifer of the Architectural Committee reported the following:

- **Alteration request**
548 Perth Drive- requested to replace deck with concrete.
Approved 3/27/23.
- **Alteration request**
541 Perth Drive – Request to have a privacy deck panel with bench.
Approved 3/23/23.
- **Dead Tree -Lot #3222 Update**
Mr. Paul Lyon is reaching out to a contractor and the adjacent property owner to set a date/time for removal as the adjacent property owner's lot will need to be accessed for the tree removal.
- **Alteration request**
Lot 523 Kirk court- request for shelter/roof over parking pad
Denied per the Reservations and Restrictions Document Section 5b.
All Garages of new homes shall be attached to the homes and be of a minimum size to hold two cars. Carports are not permitted.
- **Alteration request**
Lot 537 Perth – requested to lay stone for extra parking space.
Approved
- **Alteration/Repair request**
Lot 546 Perth Drive – Request to replace damage & crack front porch concrete with stampcrete, a more durable material.
Approved

- **New construction information request**
Request for information to build on lot 3283 Edinburgh received 3/29/23 from, Marcelo Rosero, Project Manager- Ford Associates NC, LLC information sent 3/29/23.
- **New construction information request**
Request for information from Midnight Realty received 3/28/2023. No indication if they would be building or were just seeking information. Information sent 3/29/23.

Winnie Willis Committee Chair reported the following from April 4th CTA Board of Directors meeting.

- **President Katie Wood's remarks**
 1. Be aware of increased golf carts and children playing outside. Don't leave lawn cuttings on the roads because they pose a danger to cyclist.
 2. Our security contractor's employees, Officer Mary Wilson and Captain Janice Lamm, are no longer employed by CTA.
 3. Residents need to seek TRAM approval before putting up any signage or using CTA property for any activities.
 4. The July, August, and September, 2022 minutes and historical memos have been recreated thanks to our Secretary and Directors.
 5. We will continue our early morning observation of Memorial Day on Monday, May 29 at the flag circle. Interested volunteers should contact Kate Woods (ctaprestr@gmail.com).

Tram:

1. Ernie Patterson thanked the volunteers who recently painted the bridges.
2. The silt pond in Eagle Nest was built to capture the silt from Gross Farms.
3. Contact Ernie Violon at reviolon1@gmail.com if you want to volunteer to paint.

Trace Lake and Dam

1. \$1000 was approved to hire Biometrics to survey Lake Trace.
2. Solitude will work on hydrilla treatment in May. Please inform CTA president of especially bad infestation areas so she can inform CTCC/Escalante Golf.

Old Business: Surety Bond “Clarification” will be posted to Website.

New Business: Pool opening will be May 20TH the Saturday before Memorial Day. Will need volunteers to help open and close the pool every day. **PLEASE** contact Debbie Nolan if interested 910-824-6766

Lisa Roberts had to resign as Social Director, Bob Johnson and Debbie Nolan will be filling the role.

The POA voted to cancel installation of Yield sign at the intersection of Perth and Argyll due to Commercial Vehicles passing through the (intersection without stopping.) neighborhood at high speeds. Motion by Ty Boswell and second by Bob Johnson.

Motion to adjourned meeting by Bob Johnson and second by Carol Pfeiffer at 6:25.

Respectfully,
Debbie Nolan