

# Sedgemoor BOD Meeting Minutes

May 10, 2023

The Sedgemoor Board of Directors meeting convened on May 10, 2023, at 5:30 p.m. in the Governor's Room of CTCC. Present were the following:

Bob Johnson, Jim Smith, Ty Boswell, Carol Pfeifer, Winnie Willis and Debbie Nolan.

The April minutes were approved by Winnie Willis and Jim Smith.

**Treasurer:** Jim Smith reported a Sedgemoor treasury balance for the end of April was \$92,084.16. This balance includes \$1,500 collected as deposits for the Pool Fob system.

- Money Market balance was \$105,168.19. Interest for March was \$4.23.
- I transferred \$5,700 from the checking account to the money market account. This transfer was approved at a prior BOD meeting.
- 101 of 103 improved lots paid through 4/30 for an amount of \$71,653.36.
- 64 of 67 unimproved lot paid through 4/30 for an amount of \$22,750.00.
- Letters were mailed on May 1<sup>st</sup> to 4 property owners of past due assessments with a late fee added. Included in the assessment 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 by Property owners. The use of E-Stickers requires a property owner to be current with all POA dues and assessments. **If the property owner is not current with all POA's they are members of, then the 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 aforementioned documentation of ownership of property or valid rental agreement.**
- Lots 531 and 3288 were notified of the amount due to the POA and the possibility of a lien being placed on the property along with the fees incurred to process this action.
- I have received the invoice from Lee Pools, LLC (Josh) in the amount of \$5,506.
- The April statement includes CTA dues of \$12,480. Also, the 2023 insurance premium of \$1739.70
- Sent invoice to Woodmere/Trentwood on 5/1/23 in the amount of \$180 for tree removal in common area near Lot 502.

**Winnie Willis Committee Chair reported the following:**

- Rod Loss will work with the NC Forestry Dept. concerning the potential risk posed by Bradford Pear Trees. The horticulturalist suggested having them all removed along Traceway and encouraged residents to have the trees removed from their properties.
- Volunteers are needed to organize the Community Memorial Day Observance on May 29<sup>th</sup>.

**Carol Pfeifer of the Architectural Committee reported the following:**

- Alteration request:  
3298 Liverpool Dr.- Requested to replace 40-year-old garage door.  
Approved 4/16/20.

**Ty Boswell and Tom Hanley of Roads and Grounds reported the Following.**

- Clean up at the pool is still in progress and will be completed by the 20<sup>th</sup> of this month.
- Mulch still looks good from last year and the bushes will be trimmed.
- Getting new sign with the **Rules** due to crack, and **No Smoking** sign will be replaced.

**Debbie Nolan & Bob Johnson of the Social Committee Reported the Following:**

- The Pool will be opening May 20<sup>th</sup>. Daily hours will be 9:00 a.m. to 8:00 p.m.
- **Sedgemoor Pool opening Party will be on May 20<sup>th</sup> from 6:00 pm to 8:00 pm.**  
The POA will provide Pizza, Salad, and Cookies. Please bring your choice of beverage. (Please, no glass). Plates, Napkins and Plastic dinnerware will be provided.  
**Please RSVP with all names of those who will be attending by May 17<sup>th</sup> to Debbie Nolan at 910-824-6766 or email, [debnolan098@gmail.com](mailto:debnolan098@gmail.com).**
- Still need volunteers to help open and close the pool, please contact me if you will be able to help.
- Sedgemoor Private Party Reservation:  
Ursula Tatum reserved the pool for Kid Birthday June 3, 2023, requested was approved.
- If anyone would like to reserve the pool for a party, please go to the website [Sedgemoorpoa.com](http://Sedgemoorpoa.com) please read rules and fill out application and send back to me at [debnolan098@gmail.com](mailto:debnolan098@gmail.com) or [sedgemoorbod@gmail.com](mailto:sedgemoorbod@gmail.com)
- If you need a key fob, please visit [sedgemoorpoa.com](http://sedgemoorpoa.com). Download and complete the application. Send application to Debbie Nolan at [debnolan098@gmail.com](mailto:debnolan098@gmail.com). There is a \$25.00 one-time fee to receive a key fob.

**Old Business:**

- **Surety Bond:** updated to website [sedgemoorpoa.com](http://sedgemoorpoa.com).
- Pool opening, filling, signage etc.

**New Business:** None to report

Motion to adjourn meeting made by Debbie Nolan and seconded by Ty Boswell at 6:15 p.m.

Respectfully,

Debbie Nolan