

Sedgemoor BOD Meeting Minutes

June 14, 2023

The Sedgemoor Board of Directors meeting convened on June 14, 2023, at 5:30 p.m. in the Governor's room of the CTCC. Present were the following:

Jim Smith, Debbie Nolan, Bob Johnson, Cliff Wallace, Tom Hanley and Ty Boswell.

The May minutes were approved by Tom Hanley and seconded by Jim Smith.

Treasurer: Jim Smith reported a Sedgemoor balance for the end of May was \$ 86,518. This balance includes \$1,600 collected as deposits for the Pool Fob system.

- Money Market balance was \$105, 172.66. Interest for May was \$4.47.
- 101 OF 103 improved lots paid thru 5/331 for an amount of \$71,711.20.
- 65 of 67 unimproved lot paid thru 5/31 for an amount of \$22,750.00.
- Last month Lots 531 & 3288 were 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. On 6/2/23 I received a check in the amount of \$350.00 for Lot 531. They still owe \$125 mostly from late fees.
- Woodmere-Trentwood paid their invoice in the amount of \$180 for tree removal in the common are near Lot 502.
- Have not received an invoice from Josh for valve replacement.
- Received invoice for 3rd quarter CTA dues, payable in July. The amount is \$12,480.
- Received invoice from Carolina Water for filling the pool. The amount is \$748.42. The charge for 2022 was \$622.12.

Expenses for May was as follows:

Carolina Water - \$69.81 (Utilities)

Lee Pools - \$5,506.00 (New Pool Filter System)

Walls Lawn Care - \$360.00 (Common grounds maint.)

Duke Energy - \$54.37

ADS Security - \$369.35 (Maintenance & Service Agreement)

Windstream - \$113.53 (Pool Phone)

James Smith (Marco's) - \$135.64 (Pool Opening Pizza)

ADS Security - \$247.73 (25 Pool FOBs)

Architectural Committee Carol Pfeifer reported the following:

- **Alteration Request:**
Lot # 3291 – Removal of 3 dead trees, one which had already fallen,
Approved 5/24/23
- **Alteration Request:**
3213 Argyll Dr. to re-shingle house with brown architectural shingles
Approved 6/12/23
- **Request for home Construction:**
3207 Argyll
Paperwork received June 7th – Architectural Committee will meet to discuss.

BOD of Directors Winnie Willis Reported the following:

- There will be no more community fireworks at the Clubhouse on July 4th.
- Restriping of the zigzag lines at the North Gate will be redone at no extra cost.
- On July 4th the Independence Day BBQ will be held Reserve a table 919-499-5121 ext. 212.
- Rodd Loss is preparing a report about the threat the Bradford Pear trees pose and what trees can replace them.

Social Committee Debbie Nolan & Bob Johnson Reported the following:

- Thanks to all the volunteers who are assisting in opening and closing the pool.
- The pool will be closed from 5:00p.m. to 8:00p.m. July 2nd for a Private Party.

Old Business: None

New Business:

1. Short Term Rentals
2. Fences
3. Un-registered vehicles

**Motion to adjourned to the meeting by Ty Boswell and seconded by Jim Smith
The meeting was adjourned at 6:21 p.m.**

**Respectfully,
Debbie Nolan**