

Sedgemoor BOD Meeting Minutes

August 09, 2023

The Sedgemoor Board of Directors meeting convened on August 09, 2023, at 5:30 p.m. in the Governor's Room of CTCC. Present as following:

Chris Viverette, Bob Johnson, Lisa Roberts, Debbie Nolan, Tom Hanley, Carol Pfeifer and Ty Boswell.

The June and July minutes were approved by Ty Boswell and Tom Hanley

Jim Smith, Treasurer reports the following:

The checking account balance at the end of July was \$71,644.44. This balance includes \$1775 collected as deposits for the Pool Fob system.

- Money Market balance was \$105,181.45. Interest for July was \$4.47.
- 102 of 103 improves lots paid thru 7/31 for an amount of \$72,528.38.
- 66 of 67 unimproved lot paid thru 6/30 for an amount of \$23,225.00.
- Lots 531 has paid the balance due. Lot 3288 was 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.
- Lot 517 has paid the 2023 assessment on 7/28 including \$100 late fee.
- I still have not received an invoice from Josh for valve replacement.
- I paid the invoice for 3rd quarter CTA dues, on July 3rd. The amount was \$12,480.
- Received the Lee County property tax bill. The amount due \$143.50. That is the amount reflects on the change from last year. I will make payment in September.

Expenses for July were as follows:

Carolina Trace Assoc. - \$12,480.00

Blashfield Sign Co. - \$260.00 (Road Sign Deposit)

Walls Lawn Care - \$703.75

Carolina Water - \$350.22

Duke Energy - \$337.17

Vector Security - \$15.00 (formerly ADS Security)

Windstream - \$85.96 (Pool Phone)

Ty Boswell and Tom Hanley of Roads and Grounds Committee reported the following:

Upcoming projects:

1. Vegetation Overgrowth

On the issue of overgrowth of vegetation into our roadways, the intention is to get with Barry Walls in the month of August and go over the scope of work with him that we need to get done this summer/fall. This work will encompass removal of vegetation growing out into our roadways “right of way” primarily from vacant lots. We intend to clear areas back 6’ from roadway frontage and clear to a height of 10 feet. This is being done primarily for:

- A. Safety issues for pedestrian and vehicular traffic.
- B. Emergency vehicles access – Fire Truck & Ambulance access.
- C. UPS, FEDEX & Tractor Trailer and Moving Van access.
- D. Visual appearance.

Asphalt Repair and Roadway Improvement

- 2. On the matter of paving a road shoulder extension at the intersection of Perth Drive and Kirk Court, this work is being necessitated by the crumbling asphalt caused by vehicular traffic making a right turn off Kirk Court onto Perth Dr. directly in front of 548 Perth Dr. Based upon similar pavement extensions we have done by Mitchell’s Pavement in June/July of last year, we had a road shoulder paved off Argyll Dr onto Coventry Court in front of Jim Smith’s residence measuring 3’ X 24’ for a cost \$585.00. Therefore, I am asking for the BOD’S authorization to spend an amount not to exceed (NTE) \$650.00 for the asphalt work.

Carol Pfeiffer of the Architectural Committee Reports the following:

- Alteration request
3236 Argyll Dr.
Removal of several dead trees
Approved 08/09/23.
- **Inquiry**
3236 Argyll Dr.
Dead trees on Trace/Golf Course behind home
Dead Trees on the strip of land between house and neighbors
- **Inquiry**
Empty Lot
- A potential builder is requesting removal of trees for a new build -more than just the footprint – if they pose a danger to the new build.
- The builder also questioned where they can park construction vehicles.

Alteration request:

506 Argyll Dr.
Dog underground fence
Approved 08/09/23.

Chris Viverette Social Committee reported as following:

- The updated contact information on our Sedgemoor residents
- Also provide them with more information on the pool operations, when POA annual fees were due, POA dinners, and information on local contractors, etc.

Debbie Nolan- Pool Committee Reported the following:

As a reminder if you utilized the pool are reserve the pool for special events, please make sure all areas of the pool is clean and picked up.

Lisa Roberts CTA reported the following:

Safety and Security:

- Reminder to 911 for the police, Fire or medical emergencies (not the gatehouse). Metrics of incidents are kept and monitored for trends.
- The gatehouse will provide a new pass system using a QR code so that residents can text a code to their visitors. More information to follow. Residents will be able to call the gatehouse and use the automated system as well.

Tram:

- Bradford Pear town hall discussion is August 14, 6p.m. at CTCC. Everyone is encouraged to attend.

TLDC: (Trace Lake and Dam)

- Hydrilla treatments are scheduled for next week. Escalante has met with the engineering firm and expects to meet the December deadline to begin repairs. Harbor Creek has the public boat launch. POA'S are encouraged to notify new residents (through the welcome package) of this option.

General Contractors:

- Funds will be included in the budget to pay general contractors. Volunteers are not covered in POA'S by worker's compensation.

CTA BUDGET 2024:

- The proposed budget and Q&A will be sent to CTA directors and presents to share with POA residents shortly. Be sure to review this information prior to the September CTA meeting on 5TH at 7p.m. at CTCC.

CTA News:

- Read the August 2 email sent from Sharon Sheldon, the CTA secretary for additional information.

Old Business:

1. By-Law Amendments

1. Short Term Rentals – 6 months
Lots may be rented or leased only for residential purposes. All leases must be in writing and must require that the tenant acknowledge receipt of a copy of the Covenants, Bylaws, Reservations & Restrictions of the Association. The lease shall also obligate the **tenant** to comply with the foregoing, and the lease shall provide that the violation of any provision of the Covenants, the Bylaws, or Reservations and Restrictions of the Association shall be a breach of said lease, subjecting the tenant termination of the lease and evictions.
2. Fence- NO fencing of any kind is allowed with the exception of those lots which backup to the outer boundary to non-Trace property. Which may upon approval have approved fencing across the back of their lots for the purpose of screening from the “off” Trace Property. Any owner who currently has an approved or pre-covenant fence structure at the time these Amended Reservations and Restrictions are adopted will be grandfathered.
3. Un-reregistered vehicles – All vehicles must be current with the Department of motor vehicle registration if **NOT** garaged.
4. Updated Keeping up Sedgemoor Appearances on website (sedgemoorpoa.com).

New Business:

1. Board Nominees: Need 3 for BOD and 1 Arch

Respectfully your Secretary,

Debbie S. Nolan

