

## **Sedgemoor BOD Meeting Minutes**

**October 11, 2023**

The Sedgemoor Board of Directors meeting convened on October 11, 2023, at 5:30 p.m. at Carolina Trace Country Club.

Present as follows: Debbie Nolan, Carol Pfeifer, Tom Hanley, Chris Viverette, Jim Smith and Ty Boswell.

Chris Viverette motioned to begin meeting second by Tom Hanley.

September minutes was approved by Jim Smith and second by Tom Hanley.

### **Jim Smith, Treasurer reports as following:**

- The checking account balance at the end of September was \$68,970.60. The balance includes \$1,825 collected as deposits for the Pool Fob System.
- Money Market balance was \$105,190.24. Interest for September was \$4.32.
- 102cof 103 improved lots paid thru 9/30 for an amount \$72,645.06. With lot 3264 continuing to make payments.
- 67 of 67 unimproved lot paid thru 9/30 for an amount \$23,575.00.
- I have now received assessments for all unimproved lots.

### **Disbursement for September were as follows:**

Walls Lawn Care - \$540.00

Carolina Water - \$204.10

Duke Energy - \$373.28

Blashfield Signs - \$342.41 (Road Signs)

Cushman Tree Service - \$400.00 (Tree removal from storm damage).

Ty Bosswell- \$34.39 (Pool Supplies)

Vector Security - \$15.00 (formerly ADS Security)

Windstream - \$85.96 (Pool Phone)

**Budget Report for September was motioned by Chris Viverette and seconded by Carol Pfeiffer**

## **Carol Pfeiffer Architectural Committee Report the following:**

- **Alteration request**

3236 Painting house cream color with Bronx=ze trim, replacing the roof with certainteed brunt sienna shingles and removing sliding doors – replacing with door frames

- **Approved**

- **Construction request – 2 new homes – one builder**

3277 Edinburgh

504 Argyll

Final paperwork to be submitted this week- Architectural Committee will meet soon after to begin approval process.

- **Unauthorized clearing lot 3304**

Unable to locate number/email of lot owner, put a note on excavation equipment with Architectural Committee phone number and email on Oct 3<sup>rd</sup>.

- Received a voicemail & email on Oct 4<sup>th</sup> from the lot owner.
- Communicated to owner via voicemail and email on Oct 4<sup>th</sup>, 2023, The requirements to clear/build in Sedgemoor – clearing ceased.

### **Chris Viverette -Social Report as follows:**

Properties listed below are undergoing a change in Ownership and currently vacant:

- 555 Argyll Dr. – under contract & waiting to close.
- 3276 Edinburgh Dr. – Under contract & waiting to close.
- 3261 Yorkshire Cir – Undergoing renovations by new owner.

Once these properties become occupied, I will contact the new residents and provide them with Welcome to Sedgemoor booklets. Additionally, I will gather their contact information and report that to BOD members.

**Ty Boswell and Tom Hanley of Roads and Grounds Committee reported as follows:**

- **Monday 16<sup>th</sup> Roadside trimming will take place in the neighborhood on unimproved lots.**
- **Limb pick up between Oct 30<sup>th</sup> thru Nov 2<sup>nd</sup>.**
- **leaves will be picked up at a later so please don't put leaves with the limbs.**
- **Kirk and Perth Road repair have estimate from Sandhill Paving estimate is \$500.00 was approved at meeting motioned by Chris Viverette, seconded by Ty Boswell.**

**Old Business:**

A. By-Law Amendments.

Short Term Rentals

Fences

Unregistered Vehicles

**Tree trimming and limb/branch debris-pickup Oct 30 – Nov 2<sup>nd</sup>**

**Please place limbs 6ft from the road. Limbs cannot be NO wider than 5 inches.**

**New Business:**

**Board Nominees – please send Bio's to [debnolan098@gmail.com](mailto:debnolan098@gmail.com) or [Sedgemoorpoa@gmail.com](mailto:Sedgemoorpoa@gmail.com) before next board meeting Nov 8<sup>th</sup>.**

**Architectural amendments**

**Leaf Pickup- Later in the year**

**2024 Budget**

Motion to adjourn meeting by Debbie Nolan and seconded by Carol Pfeiffer at 6:30 p.m.

Respectfully,

Debbie S. Nolan

