

Sedgemoor Board of Director Meeting Minutes

December 6, 2023

Bob Johnson, Sedgemoor POA President called the meeting to order at 5:30pm. In attendance were Tom Hanley, Chris Viverette, Ty Boswell, Mike Carey, Bill Beaudin, John Kirkman and Chris Wallace.

Bob Johnson announced the first order of business was to elect new officers. He also announced that he was resigning as President, effective as soon as a new President was elected.

Mike Carey nominated John Kirkman to be the new President. Kirkman was unanimously elected. Bob Johnson was thanked for his service to the Sedgemoor community and Kirkman began chairing the meeting.

Bill Beaudin was unanimously elected as Treasurer.

Ty Boswell was unanimously re-elected as Vice President.

Debbie Nolan was unanimously re-elected as Secretary.

The minutes of the November Minutes were amended and approved.

New Treasurer Bill Beaudin gave the Treasurer's Report which was prepared by former Treasurer Jim Smith:

- Checking account balance for the end of November was \$45881.91. This balance includes @1,825 collected as deposits for the pool fob system.
- Money market balance \$105,199.03. Interest for November was \$4.32.
- All 103 improved lot assessments were paid through November 30, 2023 and amounted to \$72,800.
- All 67 unimproved lot assessments were paid for an amount of \$23,575.

Bill Beaudin said during his previous term as Treasurer he had never been able to collect 100% of the assessments. It was agreed Jim Smith had done a great job.

Disbursements for November were:

- Carolina Water - \$76.85
- Ty Boswell - \$449.39 (Purchase of Lounge Chairs for Pool area)
- Windstream NC - \$47.56 (Pool phone in vacation rate)
- Duke Energy - \$41.17
- Vector Security \$121.62 (Includes 6 months service agreement renewal)
- Debbie Nolan - \$224.87 (Ballots mailing for R&R change approval)

The question of the R & R ballots was raised and John Kirkman said the matter is on hold. He will appoint a committee to review all of our R & Rs to determine which, if any, need to be changed, because it takes the approval of 114 lot owners.

Ty Boswell, Roads and Grounds, reported that the leaves will be picked up on December 20. He said he would design an announcement which will be distributed by Debbie Nolan. It will be stressed that no sticks or twigs or pine straw will be picked up. Ty agreed that although the Vice President's duties include attending CTA meetings, he preferred to allow Tom Hanley to continue with that responsibility. Bob Johnson subsequently agreed to be the CTA alternate for whenever Tom could not attend. Tom was in agreement. Hanley also mentioned a storm drain has been installed across from the pool. During a discussion among the members of the Board it was agreed that roof gutters need to be installed on the bathroom/pumphouse building to prevent water seeping into the pump room. Tom asked if we still wish to have road lines painted in 2024 and that will be decided at a future meeting.

Tom Hanley gave his CTA Report which was attended on Zoom. He said the 2024 officers have been elected. He said he strongly supports having street lights at the North and South Entrance/Exit on Cox Mill Rd. There is an issue about whether or not it should be on county property or on CTA property, Since the CTA minutes for the December 5, meeting will be distributed to every Sedgemoor resident there is no need to report them here. The next CTA meeting will be on January 2, 2024 and it will be in person rather than Zoom

Mike Carey agreed to be the new Social Chair and help with the pool. He said that due to lack of attendance at monthly Sedgemoor Dinners, he would like to try holding the dinners and golf quarterly. The Board agreed. Mike also said he will

plan events at the pool for major holidays and would like for the Sedgemoor POA pay for hot dogs or hamburgers.

A discussion was held about the need to promptly change the approved signatures for our checking account for our POA Treasurer and President from Jim Smith and Bob Johnson to Bill Beaudin and John Kirkman. John requested the Boards approval to make the change. It was unanimously approved.

No Architectural Update.

The New Resident Welcome Report was given by Chris Viverette. The properties below are undergoing a change in ownership or tenant and are currently vacant.

1. 3276 Edinburgh Drive – On the market for sale
2. 3261 Yorkshire Circle – Sold in May, 2023. Unable to greet new owners. House is still vacant and undergoing renovations.
3. 3224 Argyll Drive – Available for rent.
4. 554 Argyll Drive – Available for rent

The Sedgemoor Board of Directors decided to hold future meetings on the first Thursday of the month. Our next meeting will be on January 4, 2024 at the Carolina Trace Country Club.

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