

Sedgemoor POA Board of Directors Meeting

January 4, 2024

Present: Jim Smith, Ty Boswell, Tom Hanley, Debbie Nolan, Mike Carey, John Kirkman, Bill Beaudin and Chris Viverette.

Meeting was called to order by John Kirkman and seconded by Tom Hanley at 5:30 PM.

Approval of Minutes: Motion was made by John Kirkman and seconded by Chris Viverette to approve minutes of December 2024. Minutes were approved.

President's Report: On December 17 Sedgemoor was threatened with the creek flooding over Argyll at the bridge. Although the flooded creek did not make Argyll impassable, we learned we did not have a key for the lock at our emergency gate. I wish to thank William Zimmer for getting the fire department's key and we found it did not work either. William used his bolt cutters to remove the lock on the gate. I wish to thank Tom Hanley for opening the emergency gate when I asked him. Later that evening I closed the gate and put a new padlock on it. On December 18, I had five keys made for the new padlock and distributed them to Ty Boswell, Tom Hanley, Debbie Nolan and the Carolina Trace Fire Station. I will also maintain a key.

At our December meeting I asked to put the proposed changes to our Sedgemoor R&Rs on hold. I would like two or three members of the BOD and Architectural Committee to volunteer to review our current bylaws and R&Rs to identify any needed changes. After that is done, we will decide whether or not we should ask all our Sedgemoor property owners to approve them, keeping in mind such approval requires 114 votes.

We have four lots where houses are either currently being built or may soon begin construction. Please be attentive whenever a construction vehicle is parked on the road. Remind them they are not permitted to do that.

Treasurer's Report: Bill Beaudin reported a balance of \$54,220.98. This includes \$1825.00 collected as deposits for the Pool Fob System.

Money Market balance was \$105,203.50 and interest paid in December was \$4.47.

Deposits made in December for 2024 Assessments are as follows: Improved lots; 13 each, unimproved lots; 9 each. (These payments will be shown on the January 2024 Expense and Balance Report.)

Disbursements for December were as follows:

Sandhills Paving (pavement repair)	\$550.00
Carolina Water Service	\$76.85
All Digital Printing (copies)	\$107.00
William Beaudin (stamps, binders)	\$166.55
Duke Energy	\$41.02
Walls Lawn Care (Dec. leaf pickup and disposal)	\$3545.00
Windstream (telephone service in vacation rate)	\$47.56
Vector Security (recurring alarm service)	\$15.00

Architectural Report: Jim Smith reported removal of dead tree off Argyll should be removed. Quote was received for \$1100.00. Owner will be responsible for cost. Motion to move forward was made by Chris Viverette and seconded by Bill Beaudin.

Owner of lot at 3255 Yorkshire is required to provide a plot plan and survey to Architectural Committee members.

Social Report: Mike Carey

New Resident Welcoming Report:

Properties listed below are undergoing a change in ownership or tenants and are currently vacant:

- (1) 3276 Edinburgh Drive (former Swift residence) is back on the market. Previous contract fell through.
- (2) 513 Argyll Drive on the market with price reduced.
- (3) 3224 Argyll Drive has been rented. New tenants are scheduled to arrive January 10th.

Once these properties become occupied, I will contact the new residents (renters or owners), and provide them with Welcome to Sedgemoor booklets. Additionally, I will gather their contact information and email the reports to BOD members.

Notes:

Just to review, the board agreed that we would have four POA dinners this year. It was presented at the December dinner with everyone in agreement. The dinners will be held in February, June, November and (annual meeting/dinner) and December.

Jayne and Glenn Loo volunteered to host the February 8, 2024 dinner. The Loos always have an exceptional menu and I encourage and invite everyone to attend.

We need host volunteers for November. John and Pat Kirkman will host the June dinner and the Careys will host December. If you would like to host, please email Mike at mcarey23@windstream.net.

CTA Report:

As a reminder, please answer the poll on the email forwarded January 5th to specify your opinion concerning malfunctioning gates.

CTA purchased a new Gate Sentry System. Gate passes may be obtained online and by phone.

A lift gate will be installed on the exit lane at the North gate.

A license plate reader camera will be installed at the front gate covering both lanes.

A camera will also be installed at the gate guard door.

CTA will plant 20 new trees to replace the Bradford pear trees that was removed on Traceway North between January and February.

A fund to plant a tree and place a plaque in the turn-around area at the front gate in memory of Bobby Branch is in the works. More to follow soon.

Old Business: None

New Business:

We are currently working on a new system for debris pickup.

We wish to thank Chris Viverette for stepping up last year to fill the vacancy of Welcome committee chair. Thanks for all you do for Sedgemoor!

Motion to adjourn was made by Tom Hanley and seconded by Debbie Nolan at 6:45 PM.

Thank you!

Debbie S. Nolan

Sedgemoor POA Secretary