

Sedgemoor Board of Directors Meeting

February 15, 2024

Present: Debbie Nolan, Jim Smith, Ty Boswell, John Kirkman, Mike Carey & Bill Beaudin.

The meeting was called to order by John Kirkman and seconded by Debbie Nolan.

Approval of Minutes: Mike Carey & Jim Smith

Treasurers Bill Beaudin

- 1. Reported the checking account balance at the end of January was \$80,213.29 which includes \$1,825 collected as deposits for the Pool Fob System.**
- 2. The Money Market balance at the end of January was \$105,207.96. Interest earned for January was \$4.46.**
- 3. Deposits made in January for 2024 Assessments were as follows:
Improved Lots --- 56 each
Unimproved Lots – 38.4 each
Total= 94.4**

Disbursements for January were as follows:

CTC (quarterly assessments).	\$13,320.00
Carolina Water Service	\$ 76.85
John Kirkman (purchase of gate lock keys	\$ 26.75
Duke Energy (electric service).	\$ 40.71
Windstream (telephone service/vacation rate	\$ 47.57
Vector (recurring alarm service).	\$ 15.00
Total Disbursements	\$13,526.88

Architectural Committee Report Jim Smith:

Non- Compliance Letters were sent to the following on 1/16/2024:

- 1. Lot 516- Remove debris & furniture from side of house. Finally remove one piece. Still non-compliant.**
- 2. Lot 523- Parked trailer. The trailer has been moved and the lot is now compliant.**
- 3. Lot 533 – Burn barrel. The barrel has been moved to the side of house and other debris has appeared. A new letter will be sent to address that issue.**
- 4. Lot 549- Two dead trees must be removed ASAP. Letter was mailed out 2/7/24. The quote from Lett's was \$1400.00. Carolina Trace Gated Properties, Cory Rushatz contacted me on Wednesday and will have it taken care of by his tree cutter.**
- 5. Lot 3222 – Dead Tree. The tree was removed on 2/10 by Lett's. I talked to Mr. Lyon, he gives his OK to cut it down and the POA will pay Lett's and bill Mr. Lyon.**

NEW CONSTRUCTION

Lot 3255 Yorkshire has submitted all the documents but the Surety Bond. I talked with the insurance agent on 2/13. I have received a Certificate of Liability. Will need committee approval.

Lot 3288 Edinburgh- Lot has been surveyed and the same developer for 3255 will be working on that next.

Lot 3304 – The first plan for the house was rejected because it only had a single car garage. Waiting for the revised plan.

Lot 3273 Argyll – Had some questions and is now working on finalizing those plans.

Social & Welcoming Report:

Mike Carey reported that he welcomes the new renters at 3224 Argyll, Robert Sealeo and Sidney Hall. Mike left the welcome package, cups and answered a few questions.

The first POA dinner and golf outing were well attended. The Loo's worked with the Chef Paul and together provided an outstanding Chinese buffet. A BIG Thank You goes to Jayne and Glenn!

The next social event will be our community pool opening in May!

CTA Chair Tom Hanley reported as follow:

Lake Lowering

Since it is now mid-February, CTA writes to advise we still do not have exact dates for the lake lowering. The following statement was issued by CTCC Golf Course Superintendent Ericc Graveen: Tree removal on the dam will begin soon. Access roads are currently being prepared to get the equipment needed to the back side of the dam. We are planning to lower the lake soon so that our contractors can remove the trees on the bank as well as the CTA continuing their work from last year. Once we have a date set, I will make sure to communicate that as well.

Gatehouse Staff Courtesies:

The gates are now working (North entry gate will be delivered this week) and the Gatehouse Staff are following the rules your representatives on the board have approved. Be polite to the staff and if you have a concern, please bring that to the attention of your POA's CTA Representative or President, Profanity and anger directed at the staff is unlikely to produce the desired results and your board will not tolerate such behavior.

Roads & Grounds Ty Boswell reported:

Quotes were requested from three vendors for the removal of the two trees that had fallen off Argyll. Phile Stone Tree Removal was

selected. Work was completed without disruption to Spectrum line running under the tree roots.

Old Business- None

New Business – None

Motion to adjourn was made by Mike Carey & second by Debbie Nolan at 6:16 p.m.

Thank You,

Debbie S. Nolan

Sedgemoor POA Secretary