

## Sedgemoor POA Board of Directors

March 7, 2024

**Present:** Mike Carey, Ty Boswell, John Kirkman, Debbie Nolan, Tom Hanley & Bob Johnson

Approval of Minutes: Mike Carey second Tom Hanley.

### **Presidents John Kirkman reports as follows:**

John Kirkman and Mike Carey have carefully reviewed Sedgemoor current R&R's and Bylaws do not believe our Board of Directors need to make any changes.

### **Treasurer Bill Beaudin reports as follows:**

1. Checking Account Balance at the end of February was \$106,209.86 which includes \$1,825.00 collected as deposits for the Pool Fob system.
2. Money Market balance at the end of January was \$105,212.13. Interest earned for February was \$4.17.
3. Deposits made thru February for 2024 Assessments were as follows:

Improved Lots	=	88
Unimproved Lots	=	59
Total	=	147

Disbursements for February were as follows:

NC Dept of Revenue (2023 tax on interest).	=	\$	1.00
Carolina Water Service	=	\$	76.85

Letts Tree Service	= \$ 1,100.00
CTA (Insurance Policy).	= \$ 2,107.00
Phil Stone Tree Service	= \$ 500.00
Duke Energy (electric service).	= \$ 42.01
Windstream (telephone service/vacation rate)	= \$ 47.57
Vector (recurring alarm service).	= \$ 15.00
Total Disbursements	= \$ 3,889.93

**Architectural Committee Jim Smith Reports as follows:**

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

Lot 516 – Remove debris & furniture from side of house.

Finally, all has been removed from Lot 523 – Parked trailer. The trailer has been moved and the lot is now compliant.

Lot 533 – Burn barrel. Barrel has been removed as well as the other debris.

Lot 549 – Two dead trees must be removed ASAP. Letter was mailed on 2/7/24. The quote from Lett’s was \$1,400. Carolina Trace Gated Properties, Cory Rushatz contacted me on Wednesday and will have it taken care of by his tree cutter.

NEW CONSTRUCTION Lot 3255 Yorkshire has submitted all the documents and provided insurance certificates. March 5th equipment has been dropped off the begin work on clearing the lot. They were notified that I need the Lee Co. Building Permit before commencing work. Lot 3288 Edinburgh – Lot has been surveyed and the same developer for 3255 will be working on that next. All required paperwork has been submitted and just waiting for the County Building Permit.

Lot 3304 – The first plan for the house was rejected because it only had a single car garage. Waiting for the revised plan. Still no new proposal has been received.

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

Lot 3295 Edinburgh has made an inquiry about new construction requirements but may have some issues with the garage size not meeting the POA R&R'S.

**CTA Chair Tom Hanley reports as follows:**

1. This is a safety issue: Our roads and intersections need to be restriped. The current striping was last done in the spring of 2018 and is now 6 years old. Many of the areas, particularly the intersections of Perth and Argyll plus the intersection of Edinburgh and Argyll, now have faded out paint, and are no longer well highlighted for day and night increased visibility. The nighttime reflective glass beads on the center yellow strip have now totally faded out.
2. Having new paint on our roadways and intersections presents the appearance of a "Well Maintained Community" meaning that Sedgemoor is, as we all know a community that prides itself on maintaining a neat and fresh appearance not just homes and yards, but on our roadways as well.
3. There is a need for restriping our Sedgemoor Streets and will check on cost.

**E-Sticker sale** – effective immediately M-F 7am -1pm **ONLY CREDIT OR DEBIT CARD.**

**Gate Sentry System-** Jody Jackett project manager needs POA Residence list by March 15<sup>th</sup>. You will need a Smart Phone to operate this system to get the APP to be able do passes for your guess.

Lake refill next week as projected and if weather is permitting.

**Easter Brunch & Egg hunt March 31<sup>st</sup> OPEN to all residents.**

Carolina Trace Fire Dept looking to staff & Jr. Fire Fighter program 919-499-5811 if interested.

CTA community Hotline 919-499-2722 provides status, updates on gates, roads & utilities.

If you have any questions, please contact me.

Sedgemoor POA representative – Tom Hanley [hanleytom7@gmail.com](mailto:hanleytom7@gmail.com)

**Social Mike Carey reports as follows:**

The new renters have moved to 545 Perth I plan to meet and welcome them within the next week.

Have not seen any activity at the Swift house.

**Old Business – None**

**New Business – None**

**Motion to adjourn was made by Tom Hanley and second by Debbie Nolan at 6:13 pm**

**Thank you,**

**Debbie S. Nolan**

**Sedgemoor POA Secretary**

