

Sedgemoor POA Board of Directors Meeting

June 13, 2024

Present: Debbie Nolan, Tom Hanley, Ty Boswell, Mike Carey, Tom Hanley, Bill Beaudin & John Kirkman.

The meeting was called to order by John Kirkman @ 5:30pm

May Board meeting minutes were approved and motioned by Tom Hanley and seconded by Ty Boswell.

Treasurer Bill Beaudin reports the following:

1. Checking Account Balance at the end of May was \$102,507.72 which includes \$1925.00 collected as deposits for the Pool Fob system. Checking Account Balance also includes a total of \$6000.00 from residential contractors as deposits for potential road damage that may occur during new home construction.
2. The Money Market balance at the end of May is \$105,225.36 which includes interest earned for May of \$4.46.
3. Deposits made thru May for 2024 Assessments were as follow:

Improved Lots	98
Unimproved Lots	63
Total	161 (95%)
4. Late fees collected in May = \$80.00

Disbursements for May were as follows:

Walls Lawn Service (mowing).	\$ 360.00
Carolina Water Service (water service for pool).	\$ 90.31
Conway Tree Service (leaf, branch and twig).	\$ 2,800.00
Ty Boswell	\$ 33.66
Mike Carey	\$ 73.96
Duke Energy (electric service at pool).	\$ 117.33
Fix It Plumbing (pool backflow test).	\$ 133.75
Vector Security (service agreement/alarm serv.)	\$ 121.62

Windstream (telephone serv).	\$ 107.03
Auto Owners Insurance (liability ins policy).	\$ 385.00
Wall Lawn Care (mowing and veg control).	\$ 660.00
Total Disbursements	\$ 4,882.66

Treasures Report was Approved.

Architectural Committee Jim Smith reports the following:

Lot 545- Letter was placed in their mailbox 6/11, per R&R's they have two from 6/11 to comply.

Lot 549- Two dead trees must be removed ASAP. Letter was mailed on 2/7/24. Another letter was mailed on 5/3/24. The quote from Lett's was \$1400.00. It turns out we have found the survey pins. The trees are located in the Sedgemoor Common area. Cory Rushatz contacted me on 6/12. He has a proposal to clear the lot including the two dead trees but may not be ready to begin construction right away. He has to get with his builders and check their availability.

New Construction:

Lot 3255 Yorkshire – construction continues

Lot 3288 Edinburgh – Construction continues

Lot 3304- Still no new proposal has been received.

Lot 3273 Argyll- Plans had been approved and Lee County Permit has been received. Silt fences are up, and footer is marked.

Lot 3295- Still no follow up.

Lot 3207 contacted by Jorg Chan, who has purchased the lot and has plans to build. He is working on the necessary POA documents.

Lot 531 – Jay Norris purchased the lot and has given me all the documents. Will provide a refundable check for \$3000.00 to POA for road damage during construction. Waiting for the building permit.

Lot 3258 Yorkshire – Has given me all documents. Will provide a refundable check for \$3000.00 to POA for road damage during construction. They have the building permit but are delaying the start of the project for a short period.

Lot 3260- Yorkshire- Has given me all documents. Waiting for Architecture Board signatures. Will provide a refundable check of \$3000.00 to POA for

road damage during construction. They have the building permit but are delaying the start of the project for a short period.

Roads and Grounds ty Boswell reports as follows:

There is excess wood chip mulch left over from the pool landscaping. If any Sedgemoor resident needs some, please help yourself to the pile in the pool parking lot. Available until the pile is gone.

CTA Chair Tom Hanley reports as follows:

We have a New CTA President Joe Zanga and Vice President Judy Jacket.

Social Mike Carey reports the following:

The pool looks great, and I owe a huge Thank You to Mark and Becky Clemons, Ken Diepold and a New Resident, John Ramage.

A Summer Pool Party will replace the June POA dinner at the club. Hosted by John and Pat Kirkman June 20th @6:00 pm. Please contact them at 919-352-5565 if you plan to attend. Bring your own drinks, everything else will be provided. Will attach flyer with minutes.

We still need a host for the November annual meeting and POA dinner on Thursday November 14th.

Old Business – None

New Business- Mike Carey will spray around pool area for Ants.

The meeting was adjourned, everyone agreed @ 6:24 pm.

Next Board Meeting will be held July 11th @ 5:30pm in the Governor's room and CTCC.

