

Sedgemoor POA Board of Directors Meeting

July 11, 2024

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

The Meeting was call to order by John Kirkman @ 5:30 pm.

June Board meeting minutes were approved and motioned by Mike Carey and tom Hanley.

Treasurer Bill Beaudin reports the following

1. Checking account Balance at the end of June \$100,238.32 which includes \$1950.00 collected as deposits for the Pool Fob system. Checking account balance also includes a total \$6000.00 from residential contractors as deposits for potential road damages that may occur during new home construction.
2. The Money Market balance at the end of June was \$105,229.67 which includes interest earned for June of \$4.31.
3. Deposits made thru June for 2024 Assessments were as following:

| | |
|-------------------|-----------|
| Improved Lots - | 98 each |
| Unimproved Lots - | 63 each |
| Total- | 161 (95%) |
4. Late fees collected in June - \$0.00
Disbursements for June were as following:

| | |
|---|----|
| Carolina Water Service (water service at pool). | \$ |
| 894.31 | |
| Ty Boswell | \$ |
| 4.25 | |
| Mike Carey | \$ |
| 24.59 | |
| John Kirkman | \$ |
| 387.06 | |
| Duke Energy (Electric service for pool). | \$ |
| 390.10 | |
| Vector Security (alarm service). | \$ |
| 15.00 | |
| Windstream (telephone service). | \$ |
| 86.31 | |

1801.62

Total Disbursements \$

Architectural Committee Chair Jim Smith reports as follows:

Lot 545 – Letter was placed in their mailbox on 6/11. Per R&R’s they have two weeks from 6/11 to comply.

Only the weeds have been cut.

Lot 549 – A text message was sent to Cory Rushatz on 6/14. 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 not yet responded.

NEW CONSTRUCTION

Lot 3255 Yorkshire - Construction continues.

Lot 3288 Edinburgh - Construction continues

Lot 3304 – Email was sent on 6/15/24 to individual who submitted the original house plans. The email

requested the fact the lot needs cleaned up and asking if they have new building plans that meet the

requirements. Still no response to either request.

Lot 3273 Argyll - Plans had been approved and Lee County Permit has been received. Silt fence is up and

footer is marked. The contractor hired to dig the footer came from Raleigh but could not get in the Trace

because they did not have a license driver??????????

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

the necessary POA documents.

Lot 531 – Jay Norris purchased the lot and has given me all the documents. Has provide a refundable check

for \$3000 to POA for road damage during construction. He had to resubmit new plot plan to Lee County

because the original plot plan had the house in a flood plain located on the lot. Waiting on building permit

Lot 3258 Yorkshire - has given me all the documents. Has provided a refundable check for \$3000 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 the documents. Has provided a refundable check for \$3000 to POA for

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

for a short period.

CTA Chair Tom Hanley reports as follows:

1. Census worksheet is due by Sept. 1st send to Cheryl Crist email. This is just a snap

shot of number of improved lots and unimproved lots and any non-paying status (bankruptcy, past due, Deeded)

2. Please add Gate Sentry to POA welcome packages.

3. Past Monday July 8th was a public zoom meeting regarding traffic study done by TRAM committee

4. Any Utilities questions Jeff Wennberg is CTA rep will assist in answering questions

Social and Welcoming Newcomers Mike Carey reports the following:

1. I would like to thank John & Pat Kirkman for hosting the July POA Summer Pool Party, also a big thanks to all residents that Attended.

2. A special thank you to Gary and Winnie Willis for providing a new clock for the pool.

Weve had one private party at the pool this month and have another one scheduled for July 14th. Reminder the pool is Closed from 5:00 pm until 8:00 pm on the day of the party.

3. As a **Reminder** on the days that the pool isn't reserved for a private party the **Hours** are **9:00 am to 8:00 pm**.

We still need someone to host the November POA dinner for our annual meeting.

4. I will be welcoming two new residents this weekend, 504 Argyll and 3285 Edinburgh.

Roads & Grounds Ty Boswell reports as follows:

Still repairing wall at the bridge, our days have been so hot waiting for a cool day to continue repairs.

Two Bolts have been ordered to replace lock on gate at pool.

Old Business – None

New Business- 1. Looking for solutions for the concerns of Cleaning Clogged Culverts.

2. Board approved of replacing two lounge chairs at the pool.

The meeting was adjourned at 6:33 pm motioned by Mike Carey and second Bob Johnson.

Next board meeting will be held August 8th at 5:30 pm in the Governors room at CTCC.

Sedgemoor Secretary,

Debbie S. Nolan

