

Sedgemoor POA Board of Directors Meeting

August 22, 2024

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

The meeting was called to order by John Kirkman @ 5:35 p.m.

July Board meeting minutes were approved by Mike Carey and seconded by Bill Beaudin.

The Board would like to say Thank you for being so patient with the report due to the bad weather the week of Aug 8th when we were supposed to meet.

Treasurer Bill Beaudin Reports the following:

1. Checking Account balance at the end of July was \$103,038.63 which includes \$2050.00 collected as Deposits for the Pool Fob system. Checking Account balance also includes a total of \$9000.00 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 July was \$105,234.13 which includes interest earned for July of \$4.31.

3. Deposits made thru July for 2024

Assessments were as follows:

Improved Lots =
99

Unimproved Lots =
63

Total

=162 (95%)

4. Late fees collected in July = \$60.00

Disbursements for July were as follows:

Wall Lawn Service(mowing).

= \$ 435.00

Carolina Water Service (water service at pool). = \$ 235.88

Ty Boswell (lounge chairs, misc pool supplies). = \$ 292.53

Duke Energy (electric service at pool).
= \$ 371.75

Vector Security (alarm service at pool).
= \$ 15.00

Windstream (telephone service at pool).
= \$ 86.16

Lee County Tax Assessor (real estate taxes).
= \$ 150.00

Total

Disbursements = \$ 1686.32

Sedgemoor POA Budget: After a discussion about the CTA budget for 2025 and the projected assessments to the POA's, John Kirkman ask the Treasurer Bill Beaudin to begin the process for the proposed Sedgemoor POA next year.

Architectural Committee Chair Jim Smith Reports the following:

Lot 549 – A text message was sent to Cory Rushatz on 6/14. He still hasn't responded.

New Construction

Lot 3255 Yorkshire – Construction

Continues.

Lot 3288 Edinburgh – Construction is about complete.

Lot 3304 – Email was sent on 6/15/24 to individual whom submitted the original house plans. The contractor who submitted the plans is listed as suspended on the NC Secretary of States web site. The email requested the fact the lot needs to be cleaned up and asking if they have new building plans that meet the requirements. Still no response to either request. Received quote for \$3700.00 to clean lot. Property taxes have been brought up to date as of

8/21. Requested input from the board on next move.

Lot 3207- No additional contract.

Lot 531- Lot cleared, digging footer next week.

Lot 3258 Yorkshire- Has given me all documents including Lee County Permit. Has provided a refundable check for \$3000.00 to POA for road damage during construction. They begin clearing lot very soon.

Lot 3260 Yorkshire – Has given me all documents including Lee County Permit. Has provided a refundable check for \$3000.00 to POA for road damage during construction. They will begin clearing lot soon.

Sedgemoor POA Budget: After a discussion about the CTA budget for 2025 and the projected assessments to the POA's, John Kirkman ask the Treasurer Bill Beaudin to begin the

Social & Welcoming Newcomers Mike Carey Reports:

Reports that all new residents have been visited and received a welcome packet.

The Pool will be closing for the Summer September 14, 2024. No pool closing party is scheduled.

Road and Grounds Ty Boswell Reports the following:

A fallen tree was removed from Argyll Road in front of 3268. Thank you to Tom Hanley and Jeff Cookson for your assistance.

CTA Chair Tom Hanley Reports the following:

Budge vote for next 3 years is scheduled September 4th and meeting for Dam lowered for 5 days of the dam work then refilled.

Old Business: Cleaning the Clogged Culverts

New Business: The Board will have a vacant seat this December (**CTA Alternate**)

If interested, please contact John Kirkman @ 919-352-5565.

The meeting was adjourned at 6:44 pm by John Kirkman and seconded by Bill Beaudin.

Next Board meeting will be September 12, 2024, in the Governor's Room at CTCC

Secretary,
Debbie S. Nolan