

Sedgemoor POA Board of Directors Meeting

September 12, 2024

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

John Kirkman called the meeting to order @5:33 p.m.

August Board meeting minutes were approved by Mike Carey and second by
Tom Hanley

Treasurer Bill Beaudin reports as follows:

1. Checking Account Balance at the end of August was \$88,483.40.
Checking Account balance also includes

A total of \$9,000.00 from residential contractors as deposits for potential
road damages that may occur

During new home construction.

2. Money Market balance at the end of August was \$105,238.59 which
includes interest earned for August of

\$ 4.46.

3. Deposits made thru August for 2024 Assessments were as follows:

Improved Lots = 101 each

Unimproved Lots = 63 each

Total= 164 (96%)

4. Late fees collected in August = \$200.00

Disbursements for Aug were as

Wall Lawn Service (mowing). = \$ 540.00

Carolina Water Service (water service at pool). = \$ 421.45

Ty Boswell (masonry supplies for bridge wall). = \$ 33.97

Deborah Beaudin (copy paper, envelopes).	= \$	35.35
CTA (quarterly dues).	= \$	13,320.00
Duke Energy (electric service for pool).	= \$	392.52
Vector Security (alarm service at pool).	= \$	15.00
Windstream (telephone service at pool).	= \$	86.16
Sabrina Fry (yard clean-up #3210 & 3212).	= \$	600.00
		<hr/>
Total=	= \$	15,444.35

(Invoice was sent to Paul Lyon for work performed by Sabrina Fry)

(Balances due for the two remaining improved lot assessments are \$100.00 and \$140.00).

Roads and Grounds Ty Boswell reports the following:

The swimming pool stairs will be tiled using non-skid materials shortly after the pool closure on September 14th.

We are currently taking quotes for gutters to be installed on the pool pavilion, which is scheduled for later this year.

This should help lessen the mildew buildup in that area that we generally see each winter.

A stormwater drainage issue at Leeds Ct was reported to the POA Board. Lee County Planning and Development personnel were

consulted to assess the runoff from Edinburgh Dr, Leeds Ct, the center common area, and the surrounding properties. They stated

that "Edinburgh Dr, Leeds Ct, and all surrounding lots are draining in accordance with state requirements" and "all roads and

improved lots had site plans approved by Lee County". It is the intent of the Board to improve drainage as part of a larger upcoming

roads repair and improvement project. There are multiple road loops and locations that are too tight for large vehicles to traverse easily,

especially emergency vehicles. Additionally, many of these locations are seeing damage from encroaching tree roots. Bids will be taken

in the coming months for clearing, grading, and repaving, and some 'loops' will be widened inwards. Drainage will also be assessed for

improvement during these road projects. Timing and location of these projects will be announced as they are approved.

CTA Chair Tom Hanley reports the following:

CTA Budget for 3 years has been approved – will get POA assessment Soon.

New Gate Sentry Pass- QR Code sent to visitor/contact (not approved yet).

Architectural Chair Jim Smith reports the following:

New Construction

Lot 3255 Yorkshire – Construction complete waiting on Certificate of Occupancy.

Lot 3288 Edinburgh – Construction is complete. Certificate of Occupancy has been issued by Lee Co.

Lot 3304- A letter was sent on 8/26 by certified mail. According to the USPS tracking was received and signed for

On 8/28. The owner was given two options; they hire a contractor to cleanup to lot within 30 days or Sedgemoor will hire Brush

Creek for \$3700.00 to clear the lot. If Sedgemoor hired the contractor, you will be billed and have 10 days to pay

Or a lien will be placed on your lot. They were requested to contact me by September 5th by phone or email.

As of 9/11 I have not had any contact with owner. I am requesting Board approval to hire Bush Creek to clear the lot and pay \$3700 from

Sedgemoor funds. If Sedgemoor hires the contractor a Letter will be sent to owner notifying them of our intentions and they will be billed.

On 9/12 the Board voted unanimously by all board members.

Lot 3207 Argyll – Plans have changed to build smaller house around 1650 sq. ft. Must resubmit new design to Lee

County.

Lot 531- Work continues with framing to begin.

Lot 3258 Yorkshire – has given all documents including Lee County Permit. Has provided a refundable check

For \$3000 to POA for road damage during construction. They will begin clearing lot very soon.

Lot 3260 Yorkshire – has given me all documents including Lee County Permit. Has provide a refundable check for

\$3000 to POA for road damage during construction. They will begin clearing lot very soon.

Lot 528 – requested for utility Screen to be placed on side of house to hide Trash Can and air conditioner. Requested was approved

9/12.

Old Business: Cleaning clogged Culverts.

New Business: Need Volunteer's to seat on Board if interested please contact John Kirman 919-352-5565.

Just a reminder to all Sedgemoor residents Keeping up with the Appearance making sure that your Trash

Cans are put in the garage out of site and your grass and weeds cut.

Meeting was adjourned at 6:43 p.m. by Mike Carey and seconded by Debbie Nolan

Next Board Meeting October 10th @ 5:30 p.m. CTCC in Governors Room.

Thank You,

Debbie Nolan

Sedgemoor Secretary