

Sedgemoor POA Board of Directors Meeting

March 4, 2020

Present: Bill Beaudin, Jim Miller, John Kirkman, Lisa Roberts, Chris Viverette, William Zimmer, Pat Diepold.

Meeting was called to order by Jim Miller at 3:30 PM at the fire station.

Approval of minutes: Motion was made by Chris Viverette, seconded by Bill Beaudin, and minutes of February 2020 meeting were approved.

Treasurer's Report: Bill Beaudin reported a balance of \$179,080.98 in the Sedgemoor accounts. Bill has received assessment payments from about 79% of the property owners. Bill will be sending past due notices this month and late charges will be added in April on past due assessments.

CTA: Jim Miller attended the CTA meeting last night. An insurance review was presented which included the POA liability coverage for volunteer workers, workers compensation, and the 10% increase in our premiums. CTA roads and grounds will be testing options to repair the culverts on Traceway. There will be an open house meeting to address water issues with Carolina Water on March 18 at CTCC.

Social: Lisa Roberts brought the revised pool documents which were discussed with some additional revisions. These revisions will be made and documents will be finalized at the next meeting.

Architectural: John Kirkman reported the fence at 3234 still not removed. John and Bill Beaudin will contact our attorney for advice on what our next step should be in this case. There is a dead tree on lot 3283 and John will contact the owner about removal.

At Large: William Zimmer reported that Chris has given him the budget information for our pool and roads and grounds upkeep. William attempted to register for the upcoming NC homeowner's association law day but it was sold out. He is on a wait list and will attend if space allows.

Facilities Maintenance: Chris Viverette brought sample pool chairs for the board. A style was chosen and Chris will purchase them. Mirrors for the restrooms will be purchased and installed by Chris and William. It was noted these pool expenditures were included in our 2020 budget. There has been some vandalism at the pool in the last two weeks involving climbing the fence into the pool area, destruction of property, and driving a golf cart in the area between the pool and tennis courts causing large ruts in the wet ground. The need for surveillance cameras to deter such activity as well as identify the offenders was discussed. Chris will check prices for surveillance cameras. Evidence of tampering with the POA mailbox was also noted. A locking mailbox will be purchased.

Old Business: CERT training begins March 25.

New Business: Pat passed on a question brought up by resident email concerning the criteria used to determine when the emergency gate will be opened. The board feels that the gate is for emergencies only which will include snow or ice or road flooding (the creek rising across Argyll Drive).

The next meeting will be April 8, 2020 at 3:30 PM at the fire station.

The meeting was adjourned at 4:50 PM.

Respectfully submitted,

Pat Diepold, Secretary