

Sedgemoor POA Board of Directors Meeting

April 8, 2020

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

Meeting was called to order by Barbara Lewis at 3:40 PM at the Sedgemoor pool. All were seated in accordance with corona virus social distancing requirements. Barbara thanked Jim Miller for presiding over the March meeting in her absence. Barbara read a letter to the POA from the property owner of 3234 concerning their fence which has not been removed. They are asking again to keep their fence and for the monthly fines they have been assessed to stop. John Kirkman and Bill Beaudin have met with our attorney and he will be drafting a letter. His advice was that our conflict resolution committee was not satisfactory and that the fines we have assessed in this matter can be significantly higher.

Approval of minutes: Motion was made by Jim Miller, seconded by Chris Viverette, and minutes of March 2020 meeting were approved.

Treasurer's Report: Bill Beaudin reported a balance of \$170,424.33 in the Sedgemoor accounts. Bill has received assessment payments from 96 of 103 improved properties and 52 of 67 unimproved properties. Bill will be filing liens against several of the delinquent properties.

CTA: Jim Miller attended the virtual CTA meeting last night. The Sedgemoor quarterly dues to CTA has been paid. The roads and grounds committee will be working on the culverts and repainting some speed bumps and lines. The information on the new water and sewer rates was presented. Carolina Water open house meeting which was cancelled last month due to the corona virus will be rescheduled when large group gatherings are again permitted.

Social: Lisa Roberts brought the revised pool documents which are finalized and will be posted on the Sedgemoor website (www.sedgemoorpoa.com). Lisa has received additional pool bands. Our monthly POA dinner and our pool opening party are scheduled for May. We will await government decisions on our corona virus restrictions and will notify residents about these events when we have more information.

Architectural: John Kirkman reported he has contacted the owner of lot 3283 about the removal of a dead tree and the owner has agreed to take care of it. John will send him a reminder. Barbara Lewis said she had spoken with a property owner about the political signs in the yard and they have been removed. According to our Reservations & Restrictions political signs may be put up only 45 days prior to the election and should be removed immediately after.

At Large: William Zimmer reported that he has been checking the neighborhood weekly looking for any road or common area issues that need work.

Facilities Maintenance: Chris Viverette reported on the video surveillance system equipment needed and the cost of installation. After discussion a motion was made by Jim Miller, seconded by William Zimmer to contract ADS Security and purchase the equipment not to exceed \$1750. The motion passed with 6 yeas and 1 no. Chris also reported much work has been done in the last month: new pool pump, new safety mirrors in bathrooms, old wooden shelving removed and new shelving installed, restrooms and stairwell to pump room cleaned, pool and tennis court area power washed, backflow pressure test on plumbing, reseated speed bump signs above the pool. Some of these jobs were completed by our pool contractor but many of them were done by Chris and William. The BOD would like to thank them both and also thank Sedgemoor resident Winslow Brewer who helped with the shelves and speed bump signs. Chris will be scheduling our spring yard waste pick up for late May or early June. Chris mentioned to John that several houses at the end of Edinburgh Drive are in need of groundcover to prevent wear and damage on the road edge. Our R&R's require yards to have some groundcover.

The meeting was adjourned at 4:50 PM.

Respectfully submitted,

Pat Diepold, Secretary