

Sedgemoor POA Board of Directors Meeting

May 6, 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 4:00 PM at the Sedgemoor pool. All were seated in accordance with corona virus social distancing requirements. Barbara welcomed the owners of 3234 who were invited to present their concerns about the fence on their property to the board.

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

Treasurer's Report: Bill Beaudin reported a balance of \$171,744.07 in the Sedgemoor accounts. Bill has received assessment payments from 99 of 103 improved properties and 53 of 67 unimproved properties. Our lawyer has sent letters to the owners of several properties concerning their delinquent payments before liens will be filed. Bill said we are within our 2020 budget on expenditures.

CTA: Jim Miller attended the virtual CTA meeting last night. The new E-stickers procedures and application are now available on the CTA website (www.ctaincnc.org). The culvert work has been completed.

Social: Lisa Roberts reported that our monthly POA dinners and our pool opening are dependent on the governor's executive orders on our corona virus restrictions. We will notify residents about these events when we have more information. Lisa will deliver new resident information to the new residents on Perth Drive.

Architectural: Concerning the fence at 3234: motion was made by Jim Miller, seconded by Chris Viverette that the fence must be removed within 15 days of the date of letter which will be sent by Barbara Lewis to the property owners. After the 15 day period if the fence is not removed fines will be \$100 per day. The motion passed unanimously. John Kirkman reported dead tree on 3283 has been removed and a roof replacement on 3221 was approved. John has contacted the residents and the property owner of 533 concerning the parking of vehicles on the street. The architectural committee has written a reminder to the community of the R&R's requirement to maintain ground cover on the yards as well as mowing any grass lawns. It will be an attachment to the email when the minutes are sent to all residents.

At Large: William Zimmer reported that he has delivered information about spring cleanup to all residents. All yard debris must be out by May 31 for the contractors to supply a cost estimate for pickup. He asked that the sign board be used to remind residents of this date.

Facilities Maintenance: Chris Viverette added the bathroom keys to the pool key rings. The painting of the pool will be done as soon as we have a five day period where the temperature does not drop below 50 degrees. This is necessary for the paint to dry and cure properly. If the state of NC allows the pool to open we will have to adhere to whatever number restrictions they apply. Those restrictions will be posted at the pool.

New Business: Barbara Lewis brought up the need to think about our Sedgemoor elections in the fall. We will have two BOD and one architectural committee position for election. Lisa Roberts is willing to continue as she is currently serving to complete a vacated spot on the BOD.

The meeting was adjourned at 5:20 PM.

Respectfully submitted,

Pat Diepold, Secretary