

Sedgemoor POA Board of Directors Meeting

June 3, 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 3:30 PM at the Sedgemoor pool. All were seated in accordance with corona virus social distancing requirements. Barbara reported the fence at 3234 has been partially removed and owners would like to keep the remaining sections. The board decision to remove the entire fence has not changed. Barbara will relay that information to the owners.

Approval of minutes: Motion was made by Jim Miller, seconded by Chris Viverette, and minutes of May 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 100 of 103 improved properties and 53 of 67 unimproved properties. Bill sent 90 day past due letters at end of May to owners who have not paid assessments. He has filed a new lien against an unimproved property.

CTA: Jim Miller reported he was unable to attend the virtual CTA meeting last night due to technical difficulties with his computer. He will share information when he receives the draft minutes.

Architectural: John Kirkman has reviewed the landscaping alteration request from 3278 with the owners. This property has a drainage issue coming off the golf course and John recommended that they contact the country club to seek a resolution to the problem. The architectural committee has sent letters or email to owners of 12 properties which need to have their bare yards covered. It was noted that a car from 3230 has been parked in the circle. This is of great concern as a fire truck would be unable to pass if necessary. Property 3276 needs removal of weeds and leaves.

At Large: William Zimmer reported that he notified the water company of need to read the meter before our pool was filled so we are not charged for the sewer bill. He has hired Tracescapes to pick up our yard debris and that is scheduled for Saturday, June 6.

Facilities Maintenance: Chris Viverette proposed a few changes to our pool and tennis court rules particularly concerning the tennis court area. At our next meeting we will develop a list of appropriate activities for this area. Jim will check our insurance coverage for liability in this area. Chris also reported that a few minor repairs are needed for the pool to pass inspection. That should be completed in a few days. He has purchased some mulch which is ready to be spread in the pool garden area. Chris has an estimate for new street signs which was included in our budget for the year. For the safety of our residents we are in need of new street signs which will be reflective and easily visible for emergency responders. Motion was made by Jim Miller, seconded by Chris Viverette, and passed unanimously to proceed with this purchase.

Social: Lisa Roberts passed a birthday card which she delivered with a balloon to Jack Beyer to acknowledge his 90th birthday! Lisa led our discussion of what requirements must be met to open our pool under the NC Governor's Executive Order for Phase 2. Our emergency maximum occupancy is 5 people in the water and 15 people inside the pool enclosure. Josh will clean our bathrooms daily for an additional \$425 for the season. We must provide a pump sprayer and disinfectant cleaner for him. The showers will not be used. There will be no chairs, tables, or pool toys provided. Those using the pool may bring their own but must take it home when they leave. The pool will be used by Sedgemoor residents and their immediate family only. There will be no pool parties. Those using the pool will be asked to bring disinfectant wipes and clean anything touched (gate, rails, bathroom faucets, light switches, door handles) before leaving. We discussed using a reservation sign up for pool time and decided not to do so. Jim will design the necessary signs to be posted at the pool. Lisa will write the new pool rules and procedures for our Covid-19 use. As any NC requirements change we will revisit and revise our rules.

The meeting was adjourned at 5:10 PM.

Respectfully submitted,

Pat Diepold, Secretary