

## **Sedgemoor POA Board of Directors Meeting**

**July 8, 2020**

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

Meeting was called to order by Barbara Lewis at 4:30 PM at the Sedgemoor pool. All were seated in accordance with corona virus social distancing requirements.

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

**Treasurer's Report:** Bill Beaudin reported a balance of \$150,871.02 in the Sedgemoor accounts. Bill has received assessment payments from 101 of 103 improved properties and 55 of 67 unimproved properties. One more letter will be sent to unpaid owners before liens are filed. Our 3<sup>rd</sup> quarter assessment to CTA has been paid.

**CTA:** Jim Miller attended the virtual CTA meeting last night. Jim reported that security is currently installing a new phone system which should be complete by the middle of July. Security has banned Azura Pest Control from entering Carolina Trace because they had been soliciting door to door. Widening of the entrance for residents at the front gate is scheduled with the paving company. Seal coating tests are being done on Traceway and will be reviewed next year.

**Architectural:** John Kirkman sent his report to Barbara in which he reported that 5 of the 12 properties with bare yards have taken action to improve their yard. The architectural committee will be contacting the others again. Property 3276 has not responded to the need to remove weeds and leaves. If no clean up occurs in two weeks the Architectural Committee will have a contractor do the work and the owner will be billed. John reported that Gross Construction Company plans to purchase 11 unimproved lots in Sedgemoor and to begin construction on lots #3216, 3220, 3222, and 3223. The committee has approved their request to clear the undergrowth from these lots before the house footprint and any additional tree removal outside the footprint is agreed on.

**Facilities Maintenance:** Chris Viverette reported he will be getting a signed contract and necessary certificates of insurance with the company installing the new street signs. The BOD agreed to add an additional sign stating the 25 MPH speed limit to the order so we do expect the cost to increase a bit. The signs are expected to be installed at the end of the summer. In the meantime we will post the speed limit on our sandwich board as a reminder since an increase in speeding has been observed. Chris also reported that the crack sealing on Edinburgh has been completed.

**Social:** Lisa Roberts reported that the pool is being used regularly by our residents. We will send an email to all residents with a few important reminders: we need to have the name of every person on our sign in sheet (including children) in case of any need for contact tracing, everyone using the pool needs to have their pool wristband, the pool may be used by residents and immediate family only (we

cannot have any guests). We want to keep the pool open for our residents and must adhere to the COVID-19 restrictions to do so.

**Old Business:** Jim Miller asked about our vote for the CTA change in its budget cycle: to approve its budget earlier in the fall for the following year. We are in favor of this change.

The meeting was adjourned at 5:40 PM.

Respectfully submitted,

Pat Diepold, Secretary