

Sedgemoor POA Board of Directors Meeting

October 7, 2020

Present: Barbara Lewis, Bill Beaudin, Jim Miller, Chris Viverette, John Kirkman, Pat Diepold, Lisa Roberts (by phone).

Meeting was called to order by Barbara Lewis at 3:30 PM at the Sedgemoor pool.

Approval of minutes: Motion was made by Barbara Lewis, seconded by Jim Miller, and minutes of September 2020 meeting were approved. Pat is preparing ballots for mailing which according to our by-laws need to be mailed by 20 days prior to our annual meeting. She asked that the biography for the candidate for the architectural committee, the 2021 budget, and the president's letter be given to her by next week for this mailing.

Treasurer's Report: Bill Beaudin reported a balance of \$137,750.24 in the Sedgemoor accounts. Bill presented a proposed budget for 2021. Due to a large expected expense to replace the restroom and storage shed doors at the pool we will need to move funds from reserve accounts to present a balanced budget. Jim Miller made a motion, Chris Viverette seconded to move \$5000 from the recreation reserve and \$5831 from the equity reserve. The motion was passed unanimously. The budget will be balanced and there will be no increase in assessments for improved or unimproved lots for 2021.

CTA: Jim Miller attended the virtual CTA meeting last night. The CTA budget for 2021 was approved. CTA needs to be notified when lot changes from unimproved to improved. Some asphalt repairs will be completed in November.

Architectural: John Kirkman reported that the owners of lot 3268 and 3290 have been notified of dead trees which need to be removed. The owners for 3205 and 3252 have submitted requests for new roof and both were approved by the committee.

Facilities Maintenance: Chris Viverette reported the basketball hoop and the wooden bench which appeared in our tennis court area will be removed tomorrow. Chris has obtained an estimate for new frame and doors for the restrooms and shed at the pool. He is awaiting a second estimate. The pool valve was replaced last month. He has an estimate to convert the pool to a salt water system. This would save money each year in operating costs. This will be considered if the next estimate for the doors is much less than the first estimate. We will have a yard waste pickup late October or early November. The street signs should be installed next week. Chris asked that the responsibility of handling the Christmas bonus to our two maintenance vendors be passed to another board member. Bill Beaudin offered to take this into treasurer's job.

Social: Lisa Roberts reported that the pool closed for the season earlier than originally planned due to cool weather. We discussed our annual meeting and decided to have an in person meeting at the country club. It is scheduled for November 12 at 5:30 and will be followed by an optional dinner.

Masks and social distancing will be required. Details will be sent by email. Anyone who does not wish to attend but has questions for the board may submit them in advance by email to sedgemoorbod.com@gmail.com.

New Business: We will explore the possibility of offering the residents of Stonegate the option to use our pool and tennis court area. We will be asking them to pay an assessment equal to the amount it costs us to maintain both areas divided by the number of houses in both Sedgemoor and Stonegate. Barbara will present this offer to the Stonegate POA president.

The meeting was adjourned at 4:35 PM.

Respectfully submitted,

Pat Diepold, Secretary