

Sedgemoor POA Board of Directors Meeting

November 18, 2020

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

Meeting was called to order by Barbara Lewis at 5:30 PM at CTCC. This was our annual meeting and there were 7 residents in attendance. Barbara welcomed all the residents and introduced Jim Smith to all in the group.

Approval of minutes: Motion was made by Jim Miller, seconded by Chris Viverette, and minutes of October 2020 meeting were approved. Pat reported the results of our election: ballots were returned by 67 properties. All candidates were elected for three year terms: Lisa Roberts and Mark Fowler to the board of directors, and Jim Smith to the architectural committee. The 2021 assessment was approved with 62 votes.

Treasurer's Report: Bill Beaudin reported a balance of \$132,625.81 in the Sedgemoor accounts. Bill reported that 2020 assessments have been received from all but one property and there is a lien placed on that property. Late fees were also collected on the late payments.

CTA: Jim Miller attended the virtual CTA meeting. Jim reported that paving repairs are being done on Traceway and seal coating is scheduled for next summer. Work on the south gate is beginning and when complete all three gates will be accessed with the same electronic pass. The 2021 CTA assessment will remain the same as 2020.

Architectural: John Kirkman thanked Emily Troutman for her work on the architectural committee for the last three years. John reported that a dead tree will be removed from an undeveloped lot. A request for a fence and ramp at 3250 will be reviewed by the committee when the new owner submits all the necessary information. A resident asked what kind of fences are permitted. John replied that fences may be decorative but not enclosing. All requests must be submitted to the architectural committee.

Facilities Maintenance: Chris Viverette said that this will be his last meeting as his term on the board is over. He has worked with William Zimmer all year so he will have all the information to take over this job. There is a need for more permanent drainage solution in front of the pool. The new street signs have some bubbling and the company will replace them. The company has excellent reputation and we have not yet paid in full so we expect this to be resolved as soon as possible. The BOD has approved pavement extensions on Leeds, Leicester, and Perth to allow better turning radius and protect our road edges. This work is planned after our debris pick up. Chris is still waiting for second estimate to replace doors at the pool. A resident asked why our leaf pick up is so early since many leaves have not yet fallen. Chris answered that we plan 3 or 4 pickups per year and there will be another pick up in January. Barbara thanked Chris for all his work on the BOD for the last three years. Jim Miller repeated those

thanks and pointed out that Chris has been working for Sedgemoor for six years after three years on the architectural committee before the BOD.

Social: Lisa Roberts also thanked Chris for being a great mentor for her when she took over the social job last year. She reported that we had a successful pool season with everyone following all the COVID regulations. She asked if we should schedule a December dinner and we decided we will not do so. We have the second Thursday of each month scheduled for our dinners next year. We will see how the COVID situation goes before committing to a dinner and will keep the community informed when we are ready to resume our dinners. Lisa asked that she be contacted when we have new neighbors so she can officially welcome them. Barbara thanked Lisa for taking over last year and welcomed her to the BOD again.

The meeting was adjourned at 5:55 PM.

Respectfully submitted,

Pat Diepold, Secretary