

Sedgemoor POA Board of Directors Meeting

December 10, 2020

Present: Barbara Lewis, Bill Beaudin, Jim Miller, William Zimmer, Mark Fowler, Pat Diepold, Lisa Roberts

Meeting was called to order by Barbara Lewis at 4:30 PM at CTCC. Barbara welcomed Mark Fowler as a new member to our board. She asked if all returning board members would like to retain their current positions and all agreed to do so. Mark Fowler will be our member at large and will be assisting William with Facilities Maintenance which includes all pool maintenance as well as roads and grounds. Jim Miller volunteered to be a backup person in the event a vendor would need to be met with during the days when both William and Mark are at work. Jim has the job descriptions we developed last year and will get that to Mark.

Approval of minutes: Motion was made by Jim Miller, seconded by Lisa Roberts, and minutes of November 2020 meeting were approved. Pat asked all to verify their contact information so the website can be updated for 2021.

Treasurer's Report: Bill Beaudin reported a balance of \$133,132.69 in the Sedgemoor accounts. Bill will be mailing the 2021 assessments in the next week. He asked for advice on billing some owners for outstanding fines and legal costs on their properties. The opinion of the board was that those should be billed along with the current assessment. Bill reported that an audit was performed on our POA accounts on December 8 for the 2020 year. The audit confirms that all receipts and disbursements were properly recorded and our two bank accounts have been reconciled.

CTA: Jim Miller attended the virtual CTA meeting. Jim reported that CTA officers for 2021 were approved. SPA will be providing snow removal service on Traceway this winter. The damaged north gate entrance will be replaced with a larger, sturdier gate. This will be paid for by the owner of the vehicle that caused the damage.

Architectural: No report. Barbara will ask John Kirkman to contact several property owners to have their political signs removed.

Facilities Maintenance: William Zimmer reported that the road paving is still in the queue with the paving company. The debris pickup was delayed again due to equipment failure and will hopefully take place next Tuesday. We are still waiting for estimate on replacement of pool doors. William will contact Josh for a firm estimate on converting the pool to salt water system. He will be purchasing pool supplies soon and working to fix the drainage into the parking lot problem. In attempting to put up the pool Christmas lights he discovered the lights no longer work and he will purchase more after Christmas for next year. We have a snow plowing and/or salting contract with RMR for our roads this winter. The street sign company will be replacing all our street signs not just the damaged ones.

Social: Lisa Roberts reported that she will continue to meet new residents in the community.

Old Business: Barbara reported that after speaking with some Sedgemoor residents and the Stonegate POA president the idea of offering pool use to Stonegate will no longer be considered.

The meeting was adjourned at 5:30 PM. The next meeting will be January 6, 2021 at 4:30 PM.

Respectfully submitted,

Pat Diepold, Secretary