

## Sedgemoor POA Board of Directors Meeting

January 6, 2021

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

Meeting was called to order by Barbara Lewis at 4:30 PM at CTCC.

**Approval of minutes:** Motion was made by Jim Miller, seconded by Lisa Roberts, and minutes of December 2020 meeting were approved.

**Treasurer's Report:** Bill Beaudin reported a balance of \$142,532.58 in the Sedgemoor accounts. Bill has received assessment payments for 2021 from 23 improved properties and 17 unimproved properties.

**CTA:** Jim Miller attended the virtual CTA meeting. Jim reported that the north side of the dam has been cleared and the valve has been opened to lower the lake level. A complete review of SPA responsibilities is being completed with a reminder that SPA's primary responsibility is gate management. The asphalt repairs on Traceway have been completed and crack sealing will continue.

**Architectural:** John Kirkman reported that in early December he was made aware that two residents on Argyll Drive still had political signs in their yards. Under the NC Planned Communities Act, which Sedgemoor adopted over a decade ago, residents are allowed to display political signs in their yards, with certain restrictions. The restrictions are no sign may be displayed sooner than 30 days before in person voting begins and no sign may be displayed for more than 10 days after the election. Each resident was advised in writing about the rules applying to political signs and the signs were removed. On January 5, 2021 Lett's Tree Service cut down and removed the dead tree on lot 3268. We opened the emergency exit for anyone wishing to use it while the tree was being removed. Sedgemoor POA paid the tree service and will bill the lot owner. Since the leaves have been picked up, there is a lot of ground without covering on the common area formed by Leicester Circle and Argyll. We will plan to use wood chips acquired when trees are removed in Sedgemoor to cover this space. Although outside the scope of the ARC, John has heard concerns about residents speeding, especially on Argyll Drive. WE ASK THE EVERYONE OBSERVE OUR 25 MPH SPEED LIMIT TO KEEP OUR ROADS SAFE.

**Facilities Maintenance:** William Zimmer sent a report that 30,000 pounds of debris was picked up in Sedgemoor at a cost of \$4000. The option to discontinue this service due to cost was discussed. The BOD decided to continue to provide debris pickups several times a year. Our next pick up will be scheduled for the spring. The street signs have all been replaced and the paving work completed.

**Social:** Lisa Roberts reported that she has met with three new residents in the community.

**New Business:** Barbara asked if we should consider an administrative fee when the architectural committee has to facilitate work needed (such as tree removal) on any property. This will be addressed at the next meeting.

The meeting was adjourned at 5:05 PM. The next meeting will be February 3, 2021 at 4:30 PM.

Respectfully submitted,

Pat Diepold, Secretary