

Sedgemoor POA Board of Directors Meeting

April 7, 2021

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

Meeting was called to order by Barbara Lewis at 4:30 PM at CTCC. Barbara reported that a resident has suggested some play equipment should be put in our common area. We have more families with young children in the community. John Kirkman shared that historically swing sets have been approved for back yards only, but not trampolines. Residents with backyards that are adjacent to the golf course need to consider the risk of errant golf balls. Two years ago a survey of the property owners concerning the tennis court condition was taken. The overwhelming response was that the owners did not want to spend any money to improve the condition there. At this time we will abide by that decision. Barbara has been asked by Woodmere/Trentwood if we are interested in our usual combined golf and dinner in May. We will respond with a no since we have not yet resumed our social activities.

Approval of minutes: Motion was made by Jim Miller, seconded by Bill Beaudin, and minutes of March 2021 meeting were approved.

Treasurer's Report: Bill Beaudin reported a balance of \$180,343.91 in the Sedgemoor accounts. Bill has received assessment payments for 2021 from 97 improved properties and 49 unimproved properties. He has sent past due notices including late fees to all unpaid properties. Bill advises that we will probably be over budget on expenses for the entrance area which we share with Woodmere/Trentwood.

CTA: Jim Miller attended the virtual CTA meeting. Jim reported that Carolina Trace main gate system will be replaced by June to be compatible with the E stickers for the north and south (expected to open in April) gates. We will send an email notice to alert our residents of the need to get new E stickers for their vehicles. The Stonegate culverts were completed and the new gate arm was installed at the north gate. Carolina Pavement will be seal coating Traceway on June 7-8 (weather permitting). On those days there will be one way traffic on Traceway coming in the main gate and exiting the north and south gates. Volunteers from POAs will be needed to facilitate traffic flow.

Architectural: John Kirkman reported an out of state property owner was reimbursed for a mistaken charge two years ago for cutting down a tree that was not on her property. The common area at Leicester Circle still needs wood chips and Bobby Branch has generously agreed to drop off a large load next week. The architectural committee has approved laying rip rap between 538 and 539 to resolve a drainage issue and they approved the color for repainting of 3287. A resident has been warned for the second time this year that vehicles may not be parked in the yard and the vehicle was promptly moved. The committee has contacted the owner of 3204 about an unapproved gate and fence which was erected.

Facilities Maintenance: William Zimmer reported that information flyers about our spring debris pick up will be delivered to mailboxes tomorrow. The pickup is scheduled for early May.

Social: Lisa Roberts reported that the community interest was positive for pool opening party and pool happy hour gatherings. We will open the pool on Saturday May 22 and will schedule the pool opening party for that evening. According to the most recent NC guidelines for outdoor pools we must limit occupancy to 100% as determined by the fire code. Lisa will prepare an email notice explaining the C.A.R.E. program for providing temporary help to families in need. We hope to find a volunteer coordinator for this program. A resident has requested permission to use the shelter area at the pool for a lunch meeting of approximately 9 people on June 4. The BOD has approved this request.

New Business: A resident has expressed concern about vehicles not stopping at the stop signs at the intersection of Argyll and Perth. It has been observed that the offending vehicles are continuing on Argyll. We are asking all in our community to respect their neighbors and observe all stop signs as well as speed limits. We will put our sandwich board out along the road with a reminder. Residents can call the Lee County Sheriff's office at 919-775-5531 for traffic violations observed.

The meeting was adjourned at 5:50 PM. The next meeting will be May 5, 2021 at 4:30 PM.

Respectfully submitted,

Pat Diepold, Secretary