

Sedgemoor POA Board of Directors Meeting

June 10, 2021

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

Meeting was called to order by Barbara Lewis at 4:30 PM at the Sedgemoor pool.

Approval of minutes: Motion was made by Jim Miller, seconded by Lisa Roberts, and minutes of May 2021 meeting were approved. We will send an email thanking all those who volunteered to our recent requests for help in several areas.

Treasurer's Report: Bill Beaudin reported a balance of \$167,149.48 in the Sedgemoor accounts. Bill has received assessment payments for 2021 from 101 improved properties and 51 unimproved properties. He has sent demand notices including late fees to owners of all unpaid properties.

CTA: Jim Miller attended the virtual CTA meeting. The CTA president plans to attend the county meeting for the review of the condo project near the country club. A new treasurer has been selected. A new electronic reader will be installed at the Carolina Trace main gate in July. If you do not have a north gate sticker you will need a new sticker before this installation. See the CTA website (ctaincnc.org) and follow the link to New E-sticker Policy for information and application. The Traceway sealcoating work should be complete next week.

Architectural: John Kirkman sent a report on the actions of the architectural committee during the month of May. Patio construction was approved for 3224. 3229 was notified of a dead tree which needs to be removed. The owner was given contact information for tree service. Owner of 533 was informed of dead trees which need to be removed. A request for permission to keep chickens in their backyard was denied. Painting and roofing of 548 was approved. John and Barbara Lewis have been contacted by Adam's Homes to discuss the possibility of building ten homes on Argyll.

Facilities Maintenance: The restroom doors at the pool need to be replaced. Jim Smith will meet with William Zimmer and get this project scheduled.

Social: Lisa Roberts reported that Bob Johnson has information to send to the community and seek volunteers for the C.A.R.E program. This will be sent by email soon. We will resume our monthly golf and dinner on the second Thursday of July. We are hearing many positive comments on the new salt water treatment of our pool.

New Business: We need to start thinking about recruiting two new BOD members and one new architectural committee member for our November elections.

The meeting was adjourned at 5:15 PM. The next meeting will be July 7, 2021 at 4:30 PM.

Respectfully submitted,

Pat Diepold, Secretary