

Sedgemoor POA Board of Directors Meeting

July 7, 2021

Present: Barbara Lewis, Bill Beaudin, Jim Smith, Pat Diepold, John Kirkman, William Zimmer

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

Approval of minutes: Motion was made by Bill Beaudin, seconded by Barbara Lewis, and minutes of June 2021 meeting were approved. Owner and resident list has been updated on the Sedgemoor website.

Treasurer's Report: Bill Beaudin reported a balance of \$167,012.79 in the Sedgemoor accounts. Bill has received assessment payments for 2021 from 101 improved properties and 64 unimproved properties. He has collected late fees and payment for tree removal from some property owners.

CTA: Barbara Lewis attended the virtual CTA meeting. The CTA president thanked all volunteers who worked during the Traceway sealing. A representative will attend the hearing concerning the water rate increase. CTA will approve a budget for next year in September. The budget will include more roads and grounds projects. The budget discussion will consider raising the assessment for unimproved lots. Right now there is no supply of new stickers for the electronic gates. The new electronic reader at the main gate will not be installed until two weeks after the stickers become available. CTA is asking residents who post on the Next Door app to use the setting that limits their post to Carolina Trace only. They feel that too many negative posts about Carolina Trace are shared with those who do not reside here. This can affect our property values as well as cause other issues.

Architectural: John Kirkman reported many actions by the ARC: new mailbox approved for 538, 533 given a deadline of July 5 to remove 3 dead trees, 3263 notified of excessive buildup of leaves and pine needles on roof and given contact information of local handyman. A good neighbor took care of 3291 and 3276 and cleaned up some neglected areas of the yards. Thank you Good Neighbor. Owner of 3265 was asked to remove a trampoline from the yard. Owner of 3271 was notified that they must get ARC approval before making alterations to their yard. Home at 528 was hit by a dead tree that fell from unimproved lot 529. Other threatening dead trees on that lot were noticed and the owner has been asked to remove those trees. Owner of 3278 has updated his previously approved request form and estimates yard and house improvements will be complete in September 2021.

Facilities Maintenance: William Zimmer reported that he has an estimate to repair the bathroom doors and storage shed doors at the pool. Josh has noticed an increase in bugs in the pool this year and asked if we would turn our lights off a few nights. We will not turn the lights off as this would be a security risk. William has been reviewing the pool usage and notices that not everyone is using the sign in sheet. It is very important that everyone (please list names of all family members and guests) sign in and out at the pool. This information will help us assure that our pool is being used by Sedgemoor only as well as determine what pool equipment may be needed. William is looking for another vendor for our debris

pickups as the vendor we had been using is no longer in the area. He is keeping an eye on our road conditions and not seeing any cracks at this time.

Social: Lisa Roberts sent report that the pool has been busy. She has coverage to open/close the pool through August and will still need a few for the early September weeks. The pool will close for the year on Saturday, September 18. Our Sedgemoor dinners are resuming and we will have a joint dinner with Woodmere in September. Bob Johnson has responses from 7 people willing to provide meals through C.A.R.E. program and no one volunteering to be a block coordinator. He feels this is not enough people to offer an organized program. He hopes that our community will still be available to help each other in times of need.

The meeting was adjourned at 5:25 PM. The next meeting will be August 4, 2021 at 4:30 PM.

Respectfully submitted,

Pat Diepold, Secretary