

Sedgemoor POA Board of Directors Meeting

September 8, 2021

Present: Barbara Lewis, Jim Miller, Bill Beaudin, William Zimmer, Jim Smith, Pat Diepold, John Kirkman, 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 August 2021 meeting were approved. Pat reported that we had 3 residents volunteer to serve on the board of directors. She will prepare the mailing to be sent to all property owners in October. It will consist of the ballot, the candidate biographies, the 2022 budget, and the president's letter.

Treasurer's Report: Bill Beaudin reported a balance of \$153,560.92 in the Sedgemoor accounts. Bill has received assessment payments for 2021 from 102 improved properties and 64 unimproved properties. Letters have been sent and liens filed where necessary. Bill will meet with William Zimmer and Jim Smith to prepare our 2022 budget. Lisa asked for them to consider adding funds to keep the pool open for 2 additional weeks.

CTA: Jim Miller attended the CTA meeting. The new CTA treasurer is Candace Cochran. A new secretary is needed. The budget was approved and assessment remains the same as last year. The security committee is reviewing policies concerning temporary and renter electronic stickers. Landscaping projects at South Gate have been completed. Fountain has been installed near the main entrance from US 87. 150 sterile carp have been put into the lake. There was no resolution to the long term plan for Lake Trace.

Architectural: John Kirkman reported tree on 529 was felled but not removed. The owner has been given six weeks to remove the tree. Owners of 3229 have not removed a tree which threatens a neighboring house so a tree service will be contacted to do so and the owner will be billed. A resident reported a dead tree on lot 505 which would block Argyll Drive if it fell. The owner has been contacted, agreed to remove it, and has been given information for tree services. A resident has been informed that our R&R's do not permit signs so their "golf balls for sale" sign must be removed.

Facilities Maintenance: Jim Smith has marked and measured 186 feet of cracks in our roads and will put us on the paving company list for repair. William Zimmer thanked Jim Smith for his work while William was ill the last months. He is still searching for contractor for debris pick up. He will plan for pick up early November and leaf pick up in January. William volunteered to power wash the entire pool deck next spring himself rather than pay contractor for this work.

Social: Barbara Lewis reported that we had some serious issues last Sunday with many residents from Stonegate using our pool. After unpleasant confrontation with teenagers and adults the police were called. As a result Barbara closed and locked the pool early. Barbara has had several communications with Stonegate, some in person and some in writing, this year regarding their trespassing and using our facilities. Some residents of Stonegate have also been dumping their yard debris along Argyll Drive. Pat

Diepold made a motion, Jim Smith seconded, and was unanimously approved to have our lawyer do any further communication with Stonegate in regards to these issues. Our pool will close for the season on Saturday, September 18 at 7:00 PM. A motion was made by Jim Miller, seconded by Lisa Roberts, and unanimously approved to not have a pool closing party due to the high spread of Covid at this time. An email will be sent to community with pool closing date.

New Business: A resident has made a complaint about dog waste not being picked up in our community resulting in her dog being very ill. We will send an email reminding dog owners to pick up after their dogs.

The meeting was adjourned at 5:45 PM. The next meeting will be October 6, 2021 at 4:30 PM.

Respectfully submitted,

Pat Diepold, Secretary