

Sedgemoor POA Board of Directors Meeting

October 6, 2021

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

Meeting was called to order by Barbara Lewis at 4:45 PM at the Lewis home. Barbara reported that our next meeting will be our annual meeting on Thursday, November 11, at 5:30 PM at CTCC. The meeting will be followed by dinner for those who would like to attend. Active duty military members will be invited as guests of the POA in honor of Veterans Day.

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

Treasurer's Report: Bill Beaudin reported a balance of \$153,085.48 in the Sedgemoor accounts. Our lawyer will be sending demand letters to those owners that are currently past due in submitting their assessment payments.

CTA: Barbara Lewis attended the virtual CTA meeting. Electronic information signs will be installed at the main entrance in November. Tailgating continues to be a problem at the north and south gates. Probation or loss of stickers is being considered as a consequence. The culvert work on Traceway has been completed.

Architectural: John Kirkman reported the committee continues to remind owners of 529 and 505 of need to remove dead trees. An additional dead tree on lot 3293 has been cut down and removed. A for sale sign appeared on undeveloped lot on Edinburgh and was removed when the realtor was notified that our rules do not permit such signs. The committee has answered several questions from new owners moving into Sedgemoor.

Facilities Maintenance: Jim Smith reported that Mitchell paving will fill cracks in roads in January.

Social: Lisa Roberts sent note that she has met with several new Sedgemoor neighbors and has appointments with several more next week.

New Business: Bill Beaudin presented a draft for 2022 budget. It will be necessary to raise our assessment as the cost of services needed to maintain our community has gone up. Bill will rework the budget and send it to us next week. A note was received from a resident advising us that the tennis court and surrounding area was in need of much repair. We would like to remind the residents that a survey was taken in 2019 and the majority of residents responded that we should leave the area as is.

The meeting was adjourned at 5:55 PM. The next meeting will be November 11, 2021 at 5:30 PM.

Respectfully submitted,

Pat Diepold, Secretary