

## Sedgemoor POA Board of Directors Meeting

November 11, 2021

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

Meeting was called to order by Barbara Lewis at 5:30 PM at CTCC. This was our annual meeting and there were 8 residents in attendance.

**Approval of minutes:** Motion was made by Jim Miler, seconded by Lisa Roberts, and minutes of October 2021 meeting were approved. Pat reported the results of our election: ballots were returned by the owners of 62 properties. All candidates were elected for three year terms: Bob Johnson and Andrea Wilson to the board of directors and Karina Pfeiffer to the architectural committee. The 2022 assessment was approved with 44 votes.

**Treasurer's Report:** Bill Beaudin reported a balance of \$134,518.88 in the Sedgemoor accounts. Assessments have been received from 102 improved properties and 64 unimproved properties. Our lawyer is sending demand letters to those owners that are past due in submitting their assessment payments.

**CTA:** Jim Miller attended the virtual CTA meeting. Slate of officers for 2022 was presented:

President – David Smoak

Vice President – Kate Woods

Treasurer – Candace Cochran

Secretary – Kelly Bowman

The fire department reported 185 calls year to date and William Zimmer was elected to the board. There have been significant parking issues at the north gate for student pickup with parents blocking the entrance with their cars. The north gate will be closed for one day to allow for asphalt repair. They will give us three day notice so we can notify the residents of the closure date.

**Architectural:** John Kirkman reported a dead tree fell from lot 3309 blocking Edinburgh Drive. We thank Gordon Kendall for clearing the tree from the street and Josh Wilson for cutting it up and moving it off the shoulder. The ARC approved several improvements at 541. We have contacted Lett Tree Removal Service to remove dead trees from lots 505, 529, and 3293.

**Facilities Maintenance:** Jim Smith reported that he is in contact with Carolina Water concerning a patch of road they cut to repair a sewage block. It was repaired with a temporary cold patch and needs to be permanently repaired. Mitchell paving is still planning to fill road cracks in January. William Zimmer reported that the debris pickup has begun and will be complete by November 21. Z Lawn Care is doing the pick up and their estimate was given based on the streetside amount on November 1 so please do

not add to any piles at this time. William plans to complete several projects at the pool before winter: paint fence behind restrooms, clean the pavilion, clean the drains, and put stone in garden area to allow water flow away from pool. The phone at the pool has been put on vacation mode. William will be signing a contract with RMR for snow/ice removal on our roads when needed this winter. William is concerned with the amount and type of debris left for pick due to the expense to the community. This issue will be discussed by the new board to come up with guidelines for the future.

**Social:** Lisa Roberts reported that she has continued to meet with many new residents. She said we did not have a dinner in October due to Covid rates at that time. We would like to have another dinner in December and she asked for volunteer to host. CTCC will give us two menu selections as well as a hamburger option. Lisa said the pool was well used all summer and we had many community volunteers to open/close each day.

**Old Business:** Barbara Lewis reported on our issues with Stonegate. Debris was piled along Argyll by Stonegate resident. The Stonegate POA president told Barbara that Stonegate would have it removed but our contractor had already picked it up by that time. One family whose children had been using our pool area has since moved out of Carolina Trace. The Stonegate POA president has spoken with other families who had been using our facilities. They have been told if they continue to trespass they will be served with papers.

**New Business:** Barbara Lewis, Bill Beaudin, and John Kirkman have completed their three year terms and will be retiring from the board and ARC. Barbara thanked them as well as the rest of the board members for their work this year.

The meeting was adjourned at 6:00 PM.

Respectfully submitted,

Pat Diepold, Secretary