

## Sedgemoor POA Board of Directors Meeting

December 8, 2021

Present: Jim Miller, Jim Smith, Lisa Roberts, William Zimmer, Pat Diepold, Bob Johnson, Sara Richardville

Meeting was called to order by Jim Miller at 4:30 PM at CTCC. The first order of business was to elect officers. Motion was made by Jim Smith, seconded by Lisa Roberts and passed unanimously to elect Jim Miller as president. Motion was made by Jim Miller, seconded by Jim Smith and passed unanimously to elect Bob Johnson as vice president. Motion was made by Lisa Roberts, seconded by Pat Diepold and passed unanimously to elect Jim Smith as treasurer. Pat Diepold will remain as secretary.

Our newly elected officers are:

President: Jim Miller

Vice president: Bob Johnson

Secretary: Pat Diepold

Treasurer: Jim Smith

**Approval of minutes:** Motion was made by Jim Smith, seconded by Bob Johnson, and minutes of November 2021 meeting were approved.

**Treasurer's Report:** Jim Smith reported a balance of \$134,839.85 in the Sedgemoor accounts. Assessments for 2021 have been received from 102 improved properties and 64 unimproved properties. Jim will confirm with bank the process of new signature authorization for new officers.

**CTA:** William Zimmer attended the virtual CTA meeting. Slate of officers for 2022 was approved:

President – David Smoak

Vice President – Kate Woods

Treasurer – Candace Cochran

Secretary – Kelly Bowman

CTA anticipates a \$10 per lot increase in assessment for 2023. The lake will be lowered in January. Security reports a problem with retaining officers. They will offer a bonus to be paid to security personnel now and again in six months. The electronic media board is operating at the front gate and the intent is to install others at the north and south gates. A motion to continue to conduct meetings by zoom was passed.

**Architectural:** Sara Richardville reported that we are waiting for date from Lett Tree Service to remove trees from 505 Argyll, 529 Perth, and 3293 Leeds. The ARC approved a roof replacement at 521 Kirk and a retaining wall replacement at 557 Argyll.

**Facilities Maintenance:** William Zimmer reported that some debris put out for our last pick up was not in compliance with our limitations. He will prepare an informational flyer detailing what type of debris can be picked up. Our next pick up will be mid-January.

**Social:** Lisa Roberts reported she has greeted two more new residents. Lisa has spoken with other POAs about their pool security and found use of wristbands and locks with numerical keypads. Our wristband

system no longer seems to work so Lisa will investigate another lock system. At this time there does not seem to be enough interest in monthly golf and dinner.

**New Business:** We still have two vacant positions to fill: one on the BOD and one ARC. We will continue to try to find two willing volunteers. To qualify one must be a permanent resident property owner or the resident spouse of a property owner, according to our bylaws. William Zimmer agreed to take charge of the Sedgemoor message board.

Our next meeting will be January 5, 2022 at 4:30 at CTCC. The meeting was adjourned at 5:45 PM.

Respectfully submitted,

Pat Diepold, Secretary