

Sedgemoor POA Board of Directors Meeting

January 5, 2022

Present: Jim Miller, Jim Smith, Lisa Roberts, Bob Johnson, Travis Strahan

Meeting was called to order by Jim Miller at 4:35 PM at CTCC.

Approval of minutes: Motion was made by Jim Smith, seconded by Bob Johnson, and minutes of December 2021 meeting were approved. Pat will be updating the Sedgemoor website (sedgemoorpoa.com) with the 2022 information. Our BOD minutes are posted monthly and our resident lists are updated when changes are needed. Our resident lists are password protected and if you need the password, you may email us at sedgemoorbod@gmail.com. CTA also has a website (ctaincnc.org) on which they post their monthly minutes and other documents. They also post contact information for the gatehouse.

Treasurer's Report: Jim Smith reported a balance of \$147,166.63 in the Sedgemoor accounts. He is receiving 2022 assessment payments which are due by the end of January.

CTA: Bob Johnson attended the virtual CTA meeting. An increase in utilities rates is expected. Residents are encouraged to purchase address number signs from the fire department. A decision was approved to allow company vehicles, used by residents to enter CT daily, to purchase E stickers. The media screens for the north and south entrances are on hold until property ownership is confirmed. The bridge inspection is complete. CTA would like Escalante to take ownership of the property below the dam.

Architectural: Sara Richardville sent report that trees were removed from 505 Argyll, 529 Perth, and 3293 Leeds and invoices given to Jim Smith. The property owners will be billed for this work. Question from prospective buyer about definition of "truck" in our R&R's was answered. Owners of 503 Argyll were asked to remove a premature political sign from their yard.

Facilities Maintenance: William Zimmer sent flyer he will distribute for our yard debris pickup. Debris should be placed streetside by Sunday, February 6 and will be picked up after vendor estimates are received. We ask that residents clear the ditches in front of their homes and the vendor will clear ditches in front of unimproved lots. Residents are asked to adhere to the limitation and put out only small branches and limbs, leaves, pinecones, grass, and shrubbery cuttings.

Social: Lisa Roberts reported she is researching ways to access the pool using a key fob or card. She will ask CTCC about the system used for the fitness center. We would continue to securely lock the pool each night.

Old Business: Jim Miller has contacted our law firm twice with no response. If this continues, he will consider finding a new firm.

New Business: We welcome Travis Strahan to the BOD. An email vote of the board was taken in December to approve Travis' appointment to the BOD. Travis will work with William with Facilities

Maintenance. A resident has asked about adding another speed bump to upper Argyll Drive to slow traffic in that area. Jim Smith will contact Mitchell Paving for an estimate and options.

Our next meeting will be February 2, 2022 at 4:30 at CTCC. The meeting was adjourned at 5:35 PM.

Respectfully submitted (from notes taken by Lisa Roberts),

Pat Diepold, Secretary