

Sedgemoor POA Board of Directors Meeting

March 2, 2022

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

Meeting was called to order by Jim Miller at 4:30 PM at CTCC.

Approval of minutes: Motion was made by Lisa Roberts, seconded Bob Johnson, and minutes of February 2022 meeting were approved.

Treasurer's Report: Jim Smith reported a balance of \$193,006.71 in the Sedgemoor accounts. He has not yet received assessments from 19 improved properties and 20 unimproved properties. He will send past due notice to those owners next week.

CTA: Bob Johnson attended the virtual CTA meeting. The Fire Department reported responding to 65 calls this year. Anyone wishing to receive the fire department newsletter can sign up at CarolinaTraceVFD.org. Security reported that emergency vehicle sirens will open the back gates. Residents are asked to be sure any contractors coming into CT have a valid driver's license. All bridges on Traceway have passed inspections. The NC department of transportation is requiring us to move the north gate about 150-200 feet inward to reduce the traffic back up on Cox Mill Road. This will happen within six months.

Architectural: Sara Richardville reported that the committee is reviewing requests from several property owners.

Facilities Maintenance: The debris pickup will begin not later than the end of March. A firm date will be posted when confirmed. Please be patient.

Social: Lisa Roberts reported that we will begin our monthly golf and dinner in April (April 14). We will open the pool on May 21 with a pool opening party. We have previously had numerous violations of our pool access policy. As a result, the Board has determined a more secure access must be installed to protect access for authorized Sedgemoor members only. A motion was made by Pat Diepold, seconded by Jim Smith, and unanimously approved to install an electronic pool security system for entry to the pool. The gate will be unlocked using a key FOB. One FOB per household will be distributed. A \$25 refundable deposit will be collected from each household receiving a FOB. More information will be available when we have a firm installment date.

New Business: Jim Miller reported that there is a drainage problem which is causing erosion at the entrance off of Traceway which we share with Woodmere/Trentwood. The Woodmere BOD has determined that a gravel ditch will solve the problem. They will schedule a work day and ask for volunteers to help with this project.

Our next meeting will be April 6, 2022 at 4:30 at CTCC. The meeting was adjourned at 5:45 PM.

Respectfully submitted,

Pat Diepold, Secretary