

Sedgemoor POA Board of Directors Meeting

April 6, 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 Jim Smith, and minutes of March 2022 meeting were approved.

Treasurer's Report: Jim Smith reported a balance of \$200,333.00 in the Sedgemoor accounts. He has not yet received assessments from 11 improved properties and 6 unimproved properties. He will send a notice demanding payment to owners of delinquent accounts on May 1. Jim has paid the quarterly CTA assessment which will be reflected on the next statement.

CTA: Bob Johnson was unable to attend the virtual CTA meeting and is making his report on written reports sent to him. The Trace Roads and Maintenance committee reports that the sinkhole along Traceway near Creek hole #16 has been repaired, the new gates for the north gate have been ordered, and the main gate repairs have been completed. Restocking the fish in Lake Trace will be put off until after the lake lowering in 2023.

Architectural: Sara Richardville reported that Carol Pfeifer has volunteered to be the third member of the ARC. Thank you Carol! Sara has been communicating with several homeowners concerning approval requests for new projects, the need to complete some previous projects in timely fashion, and violations of our r&r's. Jim Miller gave her another list of properties he has had complaints about. Homeowners need to adhere to our r&r's and please make needed changes. Sara has asked that we review the current architectural forms for any updates needed. We will address this at our next meeting.

Facilities Maintenance: Jim Miller reported that Chris Viverette will coordinate the project to install the electronic pool security system for entry. Thank you Chris! The electrician is scheduled to install new wiring and outlet the last week of April and ADS will complete their installation before our pool opens for the season. Jim also reported that the debris pick up was completed this week. He recommends scheduling this vendor for pick ups twice a year. We do not have a completion date for the Duke energy project along Argyll but they will be informed that they will not be able to park their vehicles in our pool parking lot after May 7.

Social: Lisa Roberts reported that Woodmere/Trentwood has asked us to join them for their golf & dinner on Wednesday, May 4. This will be a taco bar dinner and more information will be sent out when date is closer. We will schedule our pool clean up day for Saturday, May 14 and our pool opening party will be Saturday, May 21. We will send out a form to be submitted with the \$25 deposit to acquire a key fob to use to enter the pool this season. One key fob per household will be available.

Old Business: Jim Miller reported that Woodmere/Trentwood has had several contractors looking at the drainage problem in our shared entrance. At this time no decision has been made regarding this work.

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

Respectfully submitted,

Pat Diepold, Secretary