

## Sedgemoor POA Board of Directors Meeting

May 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 Jim Smith, seconded Bob Johnson, and minutes of April 2022 meeting were approved.

**Treasurer's Report:** Jim Smith reported a balance of \$187,689.38 in the Sedgemoor accounts. He has sent demand letters to property owners who have not yet paid their assessment. Those owners will not be given access to the pool until their assessment has been paid. Our pool maintenance contract will be the same as last year. Jim has notified Duke Energy that their equipment must be removed from our pool parking lot by May 7.

**CTA:** Bob Johnson attended the virtual CTA meeting this week. It was reported that Carolina Water will decrease the base rate for water and sewer service but the usage rate will increase. It is estimated that the average monthly bill will increase from \$108 to \$114.22. The fire department reported 107 calls this year which is a large increase from last year. The security committee is asking residents to not confront tailgaters at the north or south gates. The camera system is working and being reviewed to deal with tailgaters.

**Architectural:** Sara Richardville reported that several property owners contacted about r&r violations have corrected the issue the committee has brought to their attention. They are still working to deal with other infractions. We reviewed the architectural documents as planned and will make a change to the Performance Security Bond required for new construction. Pat Diepold made a motion that we require a \$20,000 Surety Bond for new construction, Lisa Roberts seconded, and the motion passed unanimously. Otherwise, the documents will remain the same and review date will be noted on them. Pat Diepold will make all changes to the documents and they will be posted on the website.

**Facilities Maintenance:** Jim Miller reported that ADS will complete the installation of the key fob system at the pool this week. The key fobs will be recorded by lot number to those residents who request one and pay the \$25 deposit. We plan to continue to keep the pool locked with the padlock during the overnight hours. Jim Miller has identified areas on our roads in need of crack repair and some road widening around circles. Jim Smith will contact Carolina Water concerning the road patch they have not yet repaired on Argyll. There are some fallen trees on the common area behind the pool. A motion was made by Bob Johnson to spend \$1200 to remove the trees, seconded by Jim Smith, and passed unanimously. This work will be completed before the pool opens.

**Social:** Lisa Roberts reported that a water meter reading has been scheduled so we will not be charged for sewer costs when filling the pool. The yearly county inspection is scheduled for May 12. A new telephone and new signs required by the county have been purchased and will be installed before the

inspection. The pool rules document will be updated to reflect the new pool access by key fob system. It will then be sent to all residents and posted on the website.

**New Business:** Jim Miller said that our next yard debris pick up will be at the end of the year. A note will be sent to residents asking that no debris be placed street side until that time.

Our next meeting will be June 8, 2022 at 4:30 at the pool. The meeting was adjourned at 5:45 PM.

Respectfully submitted,

Pat Diepold, Secretary