

Sedgemoor POA Board of Directors Meeting

September 7, 2022

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

Meeting was called to order by Jim Miller at 5:30 PM at the Sedgemoor Pool.

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

Treasurer's Report: Jim Smith reported a balance of \$174,223.89 in the Sedgemoor accounts. Monthly expense and balance report was reviewed. Status of annual assessment nonpayment on improved and unimproved lots was reviewed. Foreclosure is being considered on delinquent properties. Mr. Gunter, our common area mower, has subcontracted our work to another. Jim Smith will contact Mr. Gunter with our concerns that work is not up to his standard.

CTA: Bob Johnson reported work projects on main gate widening and north gate relocating are both in progress. CTA By-laws will be amended to clarify the responsibilities of the Trace Lake & Dam Committee. The CTA budget for 2023 includes a \$10 per lot increase in assessment.

Architectural: Sara Richardville reported only one new item: communication from a solar company concerning the installation of solar panels on a home. After several emails and phone calls to the solar company and attempting to reach the homeowner, the correct request for approval has not been received. Sara will send written notice to the homeowner that no work should begin until correct forms have been submitted and approved by the ARC.

Facilities Maintenance: Jim Miller reported that William Zimmer will continue to post our sandwich board sign with information as requested. BOD members should contact William by text messages as needed. Mitchell Paving will be doing street repairs in Sedgemoor on September 21-23. Ten additional trees which are a threat to our tennis court area have been marked for removal. Motion was made by Bob Johnson, seconded by Jim Smith, and unanimously approved to have these trees removed.

Social: Lisa Roberts reported the pool will be open for one more week with pool closing party on September 17. The pool has been open for 17 weeks this summer and 14 families have volunteered to open/close the gate for a week. Our pool contractor, Josh has warned us that due to the age of our pool we are at risk of the sand filter needing to be replaced. Not only is this a costly repair but if it failed during the summer, it would require the pool to be closed for repair for a week. In order to be proactive, we will consider budgeting this for 2023 and having the work done before the pool season opens.

Old Business: We still need one more person for the BOD for 2023.

New Business: The idea of changing the eligibility requirements for serving on the BOD and ARC to include not only resident property owners and spouses has been discussed and would require a change to our by-laws. The idea of offering compensation for serving would also require a change to our by-

laws. Any change to the by-laws requires a majority vote (86) of all property owners and we will not pursue that at this time. Jim has had a complaint about smoking at the pool. Although we have “no smoking” sign in the pool area we will install a new sign to be hung on the gate prohibiting smoking in the fenced area. Jim asked that all BOD members, especially those finishing their terms prepare a document describing all their position responsibilities. Please include any contact information for vendors used.

Our next meeting will be October 12, 2022 at 4:30 at CTCC. The meeting was adjourned at 6:30 PM.

Respectfully submitted,

Pat Diepold, Secretary