

Sedgemoor POA Board of Directors Meeting

October 12, 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 Lisa Roberts, and minutes of September 2022 meeting were approved.

Treasurer's Report: Jim Smith reported a balance of \$172,131.13 in the Sedgemoor accounts. Monthly expense and balance report was reviewed. Annual assessments for 2022 have been paid by all property owners except one unimproved property which has a lien filed on it. Jim presented a budget for 2023 which keeps our assessments at \$700 for improved properties and \$350 for unimproved properties. After a discussion of items line by line a motion was made by Pat Diepold, seconded by Bob Johnson and the budget was unanimously approved.

CTA: Bob Johnson was unable to attend the CTA meeting and he has received no reports from CTA.

Architectural: Sara Richardville reported the committee has approved the installation of solar panels at 537 Perth. She has contacted the owners of 3300 Liverpool about the large tree that fell during the storm and they will remove it. Sara has sent two letters to owners at 3229 Argyll concerning the car parked along the street.

Facilities Maintenance: Jim Miller reported that the tree removal near the tennis courts has been rescheduled for late October due to the heavy rain during the storm. We have evaluated the need for more crack filling and repainting of our roads and decided to wait on those projects and reconsider after the winter. Jim recommends that the new board consider scheduling three debris pickups each year with communication to residents on times and when they can put debris streetside.

Social: Lisa Roberts reported our pool contractor is increasing his rates for next year. This cost plus the cost of a new sand filter has been included in our 2023 budget. A motion was made by Bob Johnson, seconded by Jim Smith, and unanimously approved to replace the sand filter before the beginning of the pool season.

Old Business: We have a full slate of candidates for the BOD and the Architectural Committee for 2023. The mailing with ballots will be sent next week.

New Business: A notice from AT&T concerning their plan to upgrade their infrastructure in our community will be forwarded to all property owners and residents. Lisa Roberts has reserved the room at CTCC for all 2023 BOD meetings.

Our next meeting will be our Annual Meeting on November 10, 2022 at 5:30 at CTCC. The meeting will be followed by dinner for all who wish to attend. The meeting was adjourned at 5.40 PM.

Respectfully submitted,

Pat Diepold, Secretary