

Sedgemoor POA Board of Directors Meeting

November 10, 2022

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

Meeting was called to order by Jim Miller at 5:40 PM at CTCC. This is our annual meeting and there were 16 residents in attendance.

Approval of minutes: Motion was made by Jim Smith, seconded Lisa Roberts, and minutes of October 2022 meeting were approved.

Treasurer's Report: Jim Smith reported a balance of \$143,027.87 in the Sedgemoor accounts. He is waiting for the bill for the tree removal. All other bills have been paid. Jim Miller reported that the 2023 budget and assessment amount have been approved by the property owners. Jim Miller also stated that money has been added to our reserve funds each year so we are in good shape financially for future maintenance of common area.

CTA: Bob Johnson reported that the main gate widening and north gate relocation have been completed. The herbicide has been applied to Lake Trace twice for hydrilla control. The lake will be lowered again this winter to allow for maintenance projects at the dam and the Traceway bridge. Bob reported CTA is discussing ideas to deal with the problems of tailgating and unauthorized use of the north gate: a "barrier gate" in front of the existing gate, a "Jersey wall" between lanes to prevent cars from entering through the exit gate, locking the gates during certain hours of the night. He solicited feedback from residents in attendance and will take those thoughts back to CTA. Also under consideration is the removal of several speed bumps at the north gate.

Architectural: Sara Richardville reported the committee has three requests under consideration: 3286 Edinburgh requesting tree removal, 517 Argyll requesting approval of painting garage doors and front door, and 531 Perth needs to have dead tree removed.

Facilities Maintenance: Jim Miller thanked Chris Viverette for filling the void in the BOD and handling the facilities maintenance projects for the past year. The road repair has been completed, the trees near the tennis courts have been removed with resulting mulch spread near the street and Sedgemoor mailbox. The fence repair is on the contractor's schedule.

Social: Lisa Roberts reported that our key fob system has been effective in solving the problem of non-Sedgemoor residents using our pool. 65 fobs were distributed to Sedgemoor residents and additional fobs will be available for new residents. The pool will be drained to replace the sand filter before the pool opens next year. The pool is normally drained about halfway for winter. The cost to refill is about \$200 with no sewer charge for that amount of water. The outdoor lights on the pool building are LED lights with a yellow shield to prevent attracting bugs. The fan in the pump room has been turned off. Lisa will be recruiting hosts for our December golf/dinner.

Old Business: Jim Miller thanked outgoing BOD member Pat Diepold and ARC chairperson Sara Richardville for their work over the last three years. The Sedgemoor community thanks outgoing BOD president Jim Miller for his service also.

New Business: Jim Miller welcomed Tyler Boswell, Debbie Nolan, and Edwina Willis to the Board of Directors and Linda Stack and Clifton Wallace to the Architectural Committee. All have been elected by ballots of property owners. Jim commented how important it is for Sedgemoor residents to manage our community with two important concerns: safety and keeping costs to a minimum.

The meeting was adjourned at 6:20 PM.

Respectfully submitted,

Pat Diepold, Secretary