**Sedgemoor POA Board of Directors Meeting**

**August 14, 2025**

**Present: Tom Hanley, Debbie Nolan, Bill Beaudin, Mike Carey, Ty Boswell, Mark Clemons & Jim Smith.**

Ty Boswell called the meeting to order at 5:45. July meeting minutes were approved by Mike Carey and second by Jim Smith.

**Treasurer Bill Beaudin reports as follows:**

1. Checking Account Balance at the end of July was $78,123.22. The checking account also includes $2,350.00 which is now shown as Pool Fob Deposits Equity Reserve.
2. Money Market balance at the end of July was $105,286.71 which includes interest earned for July of $4.47.
3. Deposits made thru July for 2025 Assessments are as follows:

Improved Lots = 106 each of 108

Unimproved Lots 57.50 each of 62

Total = 163.50 each of 170 (96%)

Disbursements for July were as follows:

Carolina Trace Association (quarterly dues). =$12,443.50

T & G electric (electric repairs made at Pool. =$ 312.00

Mitchell Paving (paving work performed on Yorkshire =$15,600.00

Duke Energy (elec. Service at pool). =$ 332.92

Vector Security (security service at pool). =$ 15.00

Windstream (tele service at pool). =$ 118.92

Bush Creek, LLC (removal of tree limb). =$ 400.00

Total Disbursements =$29,222.34

**Social Mike Carey reports as follows:**

1. Welcome the new residents at 516 Argyll Dr.
2. The pool will be closed on September 13th at 8:00pm and there will be no pool closing party this year. The money saved will be used to have a gutter installed on the pavilion.
3. The pool will be closed on August 30th (Saturday) from 5:00 – 8:00 pm for a private party.
4. Still looking for someone to host the December POA Dinner.

**Roads and Grounds Tom Hanley & Ty Boswell reports as follows:**

 Motion made by Mike Carey and the second by Jim Smith to accept the bid from Carolina Pavement of $2,983.84 for the restriping of all Sedgemoor roads. Motion passed unanimously. Restriping is tentatively scheduled for late September, more information to follow.

- The tennis court net will be replaced in the coming weeks once the new one is delivered.

- As a reminder for the pool, there is a maximum of 5 guests from outside the household allowed per fob holder at any one time. If you will be inviting more than 5 guests, please schedule a private reservation in advance. Thank you.

**CTA Tom Hanley reports as follows:**

**Census Numbers are Due Back to CTA before September 1:** CTA’s Census Committee has reviewed the POA 2026 census numbers (i.e., counts of developed and undeveloped lots in each POA) and will return the figures to the POAs within the next two weeks. POA treasurers are asked to return the document to the CTA vice president by September 1. This process allows CTA to allocate the annual budget among the POAs according to POA census numbers and to then invoice each POA for its share of CTA assessments.

**Carolina Water Service (CWS) Rate Request was Filed:** CWS has filed their rate request with the North Carolina Utilities Commission (NCUC). It should come as no surprise that CWS is calling for a significant increase, including a “Distribution Charge,” which would occur over the next three years. CTA will be participating in the rate case proceedings. More on this is available from Utilities Chair Jeff Wennberg ([president@carolinatrace.org](mailto:president@carolinatrace.org)).

**Status of Gates:** As of the writing of this issue of the News, all swing gates and drop arm gates are in working order. The gates are receiving weekly inspections and are adjusted as necessary by security volunteers. Two companies have been asked to bid on additional work at the three community access points (Main Gate at NC-87, North Gate at Cox Mill Road, and South Gate at Cox Mill Road).

**Architectural Chair Jim Smith reports as follows:**

Lot 554 Argyll – weeds were cut.

Lot 3287 Edinburgh – Trailer still parked in driveway. Notice was given 7/17/2025.

Lot 3279 – Letter sent 7/19 about extending the driveway back to where the truck parked. Also to address the sand washing out onto Edinburgh. That was cleaned up once, but heavy rain has washed it back out. Still waiting for response on

Lot 3281 – Received a request to some drainage issues on property. I’m still looking it over. The resident will pay for work.

Lot- 533 was cleaned up.

**Reminder for Sedgemoor Residents:**

- We have seen considerably heavy rains lately. Please ensure your drainage ditches and culverts are kept clear to ensure proper stormwater runoff and to prevent redirection across the roadways or into other residents' yards.

- Please keep trash containers stowed out of sight from the street on non-trash pickup days; either in a garage, behind your home, or behind a decorative fencing enclosure approved by the Architectural Committee. There have been many observations and reports from our residents of trash can storage not compliant with the Sedgemoor R&Rs and Sedgemoor Appearances guidance. Notification will be made to residents in violation as needed.

**New Business: None**

**Old Business: None**

The meeting was adjourned at 6:29, motioned by Mike Carey and seconded by Bill Beaudin.

Next Board meeting will be September 11th at 5:45 in Governors Room at CTCC.

Respectful Summited,

Debbie Nolan