**Sedgemoor POA Board of Director’s Meeting**

**September 11,2025**

**Present: Tom Hanley, Mike Carey, John Kirkman, Ty Boswell, Jim Smith, Bill Beaudin & Mark Clemons**

John Kirkman called the meeting to order at 5:45 pm. August meeting minutes were approved.

**Treasurer Bill Beaudin reports as follows:**

1. Checking Account Balance at the end of August was $ 77,224.30. 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 $ 105,291.18 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:

Walls Lawn Care and Landscaping (lawn service) = $ 360.00

Lee County Tax Collector = $ 160.00

Vector Security (security service at pool = $ 15.00

Duke Energy (elec. service at pool) = $ 373.87

Windstream (tele service at pool) = $ 118.92

Total Disbursements = $ 1,027.79

**Architectural Chair Jim Smith reports the following:**

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

Resident was received on 7/17. She said there is nothing in the R&R’s about a “Personal Water Craft”. I responded

on 7/19. Call it what you like but it’s sitting on a trailer. She refuses until we address her other concerns.

Lot 3279 – Letter sent on 7/19 about extending the driveway back to where the truck is parked. Driveway

has been outlined in red. Waiting to get stone.

Lot 3281 – Received a request to some drainage issues on here property. Drainage work has been

completed.

No additional new construction inquiries.

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

- The pool telephone will be placed into vacation mode on Monday, September 15th.

- Motion made by Ty Boswell to move $4,000.00 from Road Reserve to Recreation Reserve, second made by Jim Smith, motion passed unanimously.

- Motion made by Ty Boswell to approve pool repainting by Lee Pools LLC not to exceed $8,000.00, second made by Mike Carey, motion passed unanimously.

**Social Mike Carey reports as follows:**

I would like to thank the wonderful volunteers who opened and closed the pool this summer.

**CTA Tom Hanley reports as follows:**

**CTA’s 2026 Budget and Assessments Update:** The 2026 CTA budget (which includes a three-year-illustrative forecast) was unanimously approved by the Board at the September meeting. The 2026 census of lots per POA showed improvements over 2025’s report, with around 60 lots returning to a status of “good standing” (i.e., paid-up with their POAs) . The higher number of lots in good standing means the CTA budget for 2026 will be spread among more lots. This has resulted in 2026 assessments to each POA: $412 per improved lot, and $172 per unimproved lot. This is a decrease from 2025’s projection in 2024, proving that all lot owners are impacted in a good way when more lot owners pay their own way.

**Carolina Water Service (CWS) Rate Request Update:** CWS has filed their rate request with the North Carolina Utilities Commission (NCUC). CTA’s utility volunteers are working on a suitable response to the high rates and lack of capital improvements for CT. More on this is available from CTA Utilities Chair Jeff Wennberg ([president@carolinatrace.org](mailto:president@carolinatrace.org)).

**Gatehouse News:**

**Contacting the Gatehouse via Phone:** If you need to call the gatehouse and the main number (919.499.2339) is busy, there is now an alternate number: 984.270.0701. Please remember to use Gate Sentry for your visitor passes for a quick and accurate experience for your guests.

**Large Trucks in Trace Neighborhoods:** The following POAs have advised the gatehouse that large trucks/tractor trailers/moving vans are prohibited on their roads: Eagles Nest, Golf North, Golf West, Hidden Lake, Laurel Thickets (I, II, III), Sedgemoor, South Landing, Southwind, Stonegate (North and South), and Woodfield (North and South). There are five parking pads located throughout CT beside Traceway for off-loading freight onto smaller trucks. Large trucks entering CT are given this list and a map showing the truck pad locations. Contact your POA’s Board for specific limitations within your respective POA so you can appropriately advise contractors or large deliveries.

**New Business – None**

**Old Business- None**

The meeting was adjourned at 6:40

Next Board meeting will be October 9, 2025 in Governors Room at CTCC

Respectful Summitted:

Debbie Nolan