**Sedgemoor POA Board of Directors Meeting**

**June 12, 2025**

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

John Kirkman calls the meeting to order at 5:45pm

Under Presidents Report

A.John reported there were complaints by neighbors because a resident allowed his dog to leave his yard on several occasions in May 2025, without a leash in violation of our Sedgemoor R&Rs.  John asked the BOD to approve a letter of warning and to caution the resident the next step would be a fine.  The BOD unanimously approved the warning.

B. The BOD received a request from a resident concerning a drainage issue that involved other POAs.  The BOD discussed the requested remedy and declined to become involved.

C.  The BOD agreed to accept the Engelbrecht's generous offer to "fix up" the rundown tennis court as a pickleball court.

**Treasurer Bill Beaudin reports as follows:**

1. Checking Account Balance at the end of May was $ 105,360.01. Checking Account

balance also includes a total of $7,000.00 from residential contractors as deposits for

potential road damages that may occur during new home construction. The checking

account also includes $2,225.00 which is now shown as Pool Fob Deposits Equity

Reserve.

2. Money Market balance at the end of May was $ 105,277.71 which includes interest

earned for May of $4.47.

3. Deposits made thru May for 2025 Assessments are as follows:

Improved Lots = 99 each

Unimproved Lots = 51 each

Total = 150 (88%)

Disbursements for May were as follows:

ACS Pressure Washing (pressure washing of pool area) = $ 300.00

Ty Boswell (2 new lounge chairs for pool area) = $ 359.51

Conway Tree Service (p/u of limbs, leaves, branches etc) = $ 3,000.00

Ty Boswell (paper towels for pool area) = $ 12.67

Auto Owners Insurance (crime coverage policy) = $ 385.00

Marco’s Pizza (food for pool opening social) = $ 328.51

Mike Carey (flowers, plates, napkins for pool) = $ 141.88

Duke Energy (elec service for pool area) = $ 322.39

Vector Security (service agreement/recurring services = $ 126.96

Mike Carey (reimbursement for copies printed) = $ 19.38

Mike Carey (reimbursement for weed killer for tennis court) = $ 33.15

Windstream (telephone service at pool) = $ 124.69

Total Disbursements = $ 5,154.14

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

Lot 3304 Edinburgh– Nothing new

Lot 3273 Argyll – Construction complete and Certificate of Occupancy received.

Lot 3207 Argyll - No additional contact.

Lot 532 Perth – No contact in several months.

Lot 3258 Yorkshire – Construction is complete. Certificate of Occupancy received

Lot 3260 Yorkshire – Construction is complete. Certificate of Occupancy received

Lot 3288 Edinburgh – Approved request to remove some additional trees

Lot 555 Argyll – rejected invisible fence. Now wants “dead” trees removed in back for property. There are

no dead trees that I did see. I sent email to Rob Loss and others to contract Eric Graveen as the trees you are

concerned about are on the golf course property.

No additional new construction inquiries.

**Social & Pool Mike Carey reports as follows:**

Greeted new residents at 527 & 554

We will be having our regular POA dinner and golf in July hosted by Mark and Bette Clemens.

We have requests for PRIVATE PARTIES on July 5th and July 28th. The pool will be closed on those days from 5-8

**CTA Chair Tom Hanley reports as follows:**

**Upcoming Calendar**

**July 1 -** POA Census Numbers requested by Census Committee

**July 2** – CTA Board Meeting (POA questions, comments on 2026 budge due, enabling motion for 2026 budget, part 1 of the two-tier vote)

**August 1** – POA Census numbers returned to POA’s to certify non-revenue producing lots.

**August 6** – CTA Board meeting (2026 Budget tweaks)

**September 1** - POA Census Numbers returned verified.

**September 3** – CTA Board Meeting (Part 2 of the two-tier 2026 budget vote).

New Business – None

Old Business- None

Next meeting will be July 24th at CTCC Governors room 5:30 pm

The Meeting was adjourned at 6:34

Respectfully Sedgemoor Secretary,

Debbie Nolan