

# **Sedgemoor POA Board of Directors Meeting**

**May 8, 2025**

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

John Kirkman called the meeting to order at 5:43, April minutes were approved by Bill Beaudin and second by Mike Carey board unanimously approved.

## **Treasurer Bill Beaudin reports as follows:**

1. Checking Account Balance at the end of April was \$ 108,852.19. 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 \$2,125.00 which is now shown as Pool Fob Deposits Equity

Reserve.

2. Money Market balance at the end of April was \$ 105,273.63 which includes interest

earned for March of \$4.33.

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

Improved Lots = 96 each

Unimproved Lots = 51 each

Total = 147 (86%)

Disbursements for April were as follows:

Carolina Trace Association (quarterly assessment) = \$ 12,443.50

Woodmere/Trentwood POA (quarterly entrance costs) = \$ 168.73

William Beaudin (1 roll of stamps, binders, dividers) = \$ 93.84

Duke Energy (electric service at pool) = \$ 39.39

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

Debbie Nolan (Sedgemoor website) = \$ 83.40

Walls Lawn Care and Landscaping (lawn services) = \$ 540.00

Windstream (telephone service at pool) = \$ 47.49

Total Disbursements = \$ 13,431.45

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

Lot 3304 Edinburgh- Nothing new

Lot 3273 Argyll - Construction complete and Certificate of Occupancy received. May be under contract.

Lot 3207 Argyll - No additional contact.

Lot 532 Perth - No contact in several months.

Lot 3258 Yorkshire - Construction will be complete mid-May.

Lot 3260 Yorkshire - Construction will be complete mid-May.

Lot 3288 Edinburgh - Now occupied

Lot 3255 - Now occupied

No additional new construction inquiries.

**Sedgemoor Residents Please remember if you do any exterior work on the outside of your home you need to fill out paperwork and it needs to be approved by the Board.**

**Social Mike Carey reports as follows:**

Mike has reported that he has greeted new residents at Lot# 3288 and Lot# 3255.

Reminder that our pool opening social is May 17<sup>th</sup> at 6:00 - 8:00 pm. Please RSVP - call or text Mike at 304-633-4985 or drop a note in mailbox at 530 Perth. Include names of those attending.

I am also looking for volunteers to help open and close the pool this summer. Each volunteer takes a week beginning on Sunday and ending on Saturday. The pool opens at 9:00 am each morning (weather permitting) and closes at 8:00pm calendars for sign-up will be at the pool opening on the 17<sup>th</sup>.

**Pool Ty Boswell reports as follows:**

The pool has passed inspection by the Lee County Health Department and will open on May 17<sup>th</sup> at Pool Social.

As a reminder, pets and glass containers are not allowed in the pool area. This is a state health code policy and part of our Operation Permit requirement from the county. Recently, there has been unauthorized access by persons jumping the fence. This can also put our Operation Permit in jeopardy for the year, especially if people go into the pool area after dark. If observed, please report unauthorized access or access after-hours to a member of the POA board.

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

**E-Sticker Clean Up is Coming:** There are more than 12,000 e-stickers in our system. Volunteers will be working to clean up and deactivate e-stickers that, by January 1, 2026, have not been used within the last three years. Any e-sticker deactivated in error can be reactivated. The clean-up of this database will help keep backup costs down and keep the system working as quickly as possible.

Tri River water company- New 3-year budge coming out State Carolina Trace #2 largest community receiving water service.

CTA audit being done now.

Voted to have Northside back gate completely closed till exit gate gets repaired- voted down- maintenance on gate vendor taking too long.

**Roads and Grounds Tom Hanley reports as follows:**

Mitchell's quote for repaving road and removing tree roots on Yorkshire was put to a vote Tom Hanley motion and second by Ty Boswell the board unanimously approved. Please see the attachment of quote.

Old Business – None

New Business- None

The meeting was adjourned at 6:31, motioned by Debbie Nolan and second by Tom Hanley. Next board meeting will be June 12<sup>th</sup> at 5:30pm.

Respectfully Submitted,

Debbie Nolan