**Sedgemoor POA Board of Directors Meeting**

**July 17, 2025**

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

John Kirkman called the meeting to order at 5:45 June minutes was motioned by Mike Carey second Tom Hanley board unanimously

Approved.

**Treasurer Bill Beaudin reports as follows:**

1. Checking Account Balance at the end of June was $ 107,386.64. 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 June was $ 105,282.24 which includes interest

earned for June of $4.33.

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

Improved Lots = 100 each of 104

Unimproved Lots = 61 each of 66

Total = 161 each of 170 (95%)

Disbursements for June were as follows:

Carolina Water Service (water/sewer at pool area) = $ 991.07

Fix It Plumbing (testing of backflow valve at pool) = $ 133.75

Walls Lawn Care (mowing, trimming, etc) = $ 180.00

Hoeken Design/Build (balance due for construction deposit-3258/3260)= $ 2,940.00

Michael Daniel (reimbursement for pool fob deposit) = $ 25.00.

Ty Boswell (purchase of pool umbrella) = $ 47.19

T & G Electric (replace pool pump exhaust fan/pump controller = $ 377.00

Rodney Loss (reimburse for pool fob request/denied) = $ 25.00

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

Duke Energy (electric service at pool = $ 338.34

Reed Smith (sign at our entrance stating no large trucks) = $ 120.00

Walls Lawn Care (mowing, trimming, etc) = $ 360.00

Windstream (telephone service at pool) = $ 119.06

Total Disbursements = $ 5,671.41

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

Lot 3304 Edinburgh – Nothing new

Lot 3207 Argyll – No additional contact.

Lot 532 Perth – No contact in several months.

Lot 554 Argyll – Weeds were cut on Monday.

No additional new construction inquiries.

**Social Mike Carey reports as follows:**

Greeted the new resident at 555 Argyll.

Thanks to Bette and Mark Clemons for hosting the July POA dinner.

We need a volunteer to host the December POA dinner.

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

 Road repairs were made to Yorkshire Cir. Road restriping for all of Sedgemoor is planned for this year, more information to follow.

- Repairs were made to the pool pump-room electrical system that had resulted from humidity intrusion.

- A new tennis court net is planned pending the repair or replacement of the tensioner crank, more information to follow.

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

**POA Census Numbers are Due Back to CTA before August 1:** On July 1, all POAs were given their annual census numbers for review and reporting back to CTA. POA census numbers represent the total number of developed and undeveloped lots in each POA, including identification of any lots owned by the POA or for which the lot owner is delinquent in paying assessments. This is the process that allows CTA to set the POA census numbers and that will be used to calculate the 2026 assessments from CTA to each POA. Note: Lots that are delinquent in paying assessments to the POA increase the financial burden on all other lot owners in the POA and reduce the number of votes the POA may cast at CTA board meetings.

**Carolina Water Service (CWS) Test Results from 2024:** CWS has released their 2024 Consumer Confidence Report (CCR) showing their EPA required test results from last year. The full report is available here: [www.myutility.us/NC/CCR24/049.pdf](http://www.myutility.us/NC/CCR24/049.pdf). The “forever chemicals” currently found in water supplies will not be regulated until 2029. At that time, responsibility for removing those chemicals will belong to TriRiver Water (city of Sanford), from which CWS purchases the water it delivers to us. Until TriRiver installs its very expensive filtration system it is suggested that residents consider installing a good-quality activated carbon filtration system that will remove these “forever chemicals” (PFOA and PFAS) from your drinking water.

**Gate Damage – The Willful and Careless Behavior Continues:** If you witness damage to gates or other CTA property, do not confront the culprit. Instead, please contact the Security & Safety chair at [security@carolinatrace.org](mailto:security@carolinatrace.org) with location, date and approximate time so security footage can be reviewed. CTA has the expectation that those who damage the property will be held liable for the cost of repair or replacement as applies. If necessary, law enforcement will be contacted. Recently the new Security Chair was successful in collecting damages from commercial contractors whose vehicles damaged gates in their attempt to trespass into the community. A visitor or contractor that enters CT by any means other than the Main Gate Visitor Lane meets the legal definition of a trespasser under state law. Trespassing is a misdemeanor punishable by a fine of up to $1,000 and 60 days in jail.

**Hydrilla Treatment Completed in June:** SOLitude Lake Management treated both Stonegate Pond (contracted by CTA) and Lake Trace (contracted by CTCC) in June. It will take a couple of weeks for the treatment to show results. Stonegate Pond, which feeds into Lake Trace, will be monitored monthly. Hydrilla and other growth sightings should be reported to the TLDC. Please include the approximate location (e.g., the POA name, landmark, your address if it’s at your dock, etc.) and send an email to Bill Huggins at [tldcchair@gmail.com](mailto:tldcchair@gmail.com). The Country Club handles the treatment of Lake Trace, but communications to them about Lake Trace health should only come through Bill, who is the CTA’s liaison to the Country Club in these matters.

**Traceway Roads and Maintenance (TRAM)**

**Coming Soon:**Painting of white stop lines at stop signs at POA exits onto Traceway**.**If your POA would like to have the white stop line painted at its exit onto Traceway, please email [tramcommittee@gmail.com](mailto:tramcommittee@gmail.com).

**Secure Your Litter:** TRAM would like to remind some residents that Traceway is not their personal dumping ground. Residents are asked to please keep trash secured in their respective vehicles until it can be disposed of properly. TRAM volunteers are seeing an uptick of littering on this road.

**Old Business- None**

**New Business- None**

The meeting was adjourned @ 6:35 Motioned by Debbie Nolan and second by Tom Hanley.

Next Board meeting will be August 14th at 5:45 pm.

Respectfully Submitted,

Debbie Nolan