

# Sedgemoor POA Board of Directors Meeting

## February 6, 2025

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

**Mike Carey and Mark Clemens**

John Kirkman called the meeting to order at 5:43, January minutes were approved by Tom Hanley and second by Bill Beaudin.

### **Treasure's report by Bill Beaudin reports the following :**

1. Checking Account Balance at the end of January was \$92,562.91. Checking Account balance also includes a total of \$9000.00 from residential contractors as deposits for potential road damage that may occur during new home construction. Checking Account balance also includes \$2075.00 collected as deposits for the Pool Fob system.
2. Money Market balance at the end of January was \$105,260.60 which includes interest earned for January of \$4.47.
3. Deposits made thru January for 2025 Assessments are as follows:

Improved Lots = 66

Unimproved Lots = 29

Total = 95 (56%)

Disbursements for January were as follows:

Carolina Trace Authority (quarterly assessments). =  
\$12,443.50

Vector Security (pool security).

= \$ 15.00

Duke Energy (electric service at pool). =

\$ 41.89

RMR (salt spreading on Argyll Road).

= \$ 50.00

Windstream (telephone service at pool). =

\$ 47.48

Total Disbursements

= \$12,597.87

The board voted for Bill Beaudin to transfer \$1000.00 from the Pool Fob deposits to our equity accounts motioned by Jim Smith and second Mike Carey voted unanimously.

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

Lot 3304 Edinburgh- Nothing new

Lot 3273 Argyll - Construction is progressing.

Lot 3207 Argyll - No additional contact.

Lot 531 Perth - Work continues should be finished very soon.

Lot 532 Perth - Still needs additional document and deposit. No contact in several months.

Lot 3258 Yorkshire - Construction continues.

Lot 3260 Yorkshire - Construction continues.

Yorkshire - Damage to entrance side of loop. Photos were sent to Ty and Mark.

Yorkshire - Contractor has patched the two utility tie-ins in the road.

**Roads and Grounds Ty Boswell reports as follows :**

Restriping of roads is a budgeted for 2025. Scheduling will depend on both weather conditions and current home building projects. More to follow.

Plans and bids will be collected and reviewed for road repairs and improvements, including Yorkshire and other possible areas.

An evaluation of the pool paint will be made to determine the expected life left in the current coating, costs associated, and any impacts to the pumping system.

**Social Chairman Mike Carey reports the following:**

Our First POA dinner for the year is Thursday, February 13<sup>th</sup> at 6:00pm.

I'm still looking for a volunteer to host the December POA Dinner.

July host- Bette & Mark Clemens

November host – Pat & John Kirkman

**CTA Tom Hanley Reports as follows:**

1. We need to ensure getting a certificate of insurance for any & all vendors hired and can be from a contractor – New Build (They should have insurance).
2. New residents- Please ensure going to CTA.org go under security section & go to Gate Sentry.
3. Do we want our POA to be on a list of not allowing large tractor trailers to haul materials? They are made to park in the turnaround behind the main gate and  
Transfer materials into a small trailer.
4. Is there any interest in resuming the Firewise program.
5. Large amount of Pfes & other chemicals in the Lee County water (Rate hike meeting upcoming April & May) for next 3-year cycle.

Old Business – none  
New Business – none

Meeting was adjourned @ 6:57 motioned by Mike Carey and seconded Debbie Nolan.

Next Board meeting will be March 13<sup>th</sup> @ 5:30 pm.

Respectfully submitted:  
Debbie Nolan