

Sedgemoor POA Board of Directors Meeting

January 9, 20 25

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

John Kirkman called the meeting to order at 5:40 pm. He informed the directors That Debbie Nolan would not be

attending the meeting due to a death in her family. John offered our thoughts and prayers for Debbie and her family.

He also asked everyone present to help with the note taking and to provide him with a written copy of their report so he

could consolidate it for Debbie.

The November 21,2024 Board Minutes were approved with a motion from Tom Hanley and a second by Bill Beaudin.

Treasurer's Report by Bill Beaudin:

The Board offered thanks to Donna Miller for reviewing the Sedgemoor POA financial records and finding them in order. Her report was enclosed with the assessment mailing.

1. Checking Account Balance at the end of December was \$ 58,475.78. 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.

2. Money Market balance at the end of December was \$105,256.13 which includes interest earned for December of \$4.46.

3. Deposits made thru December for 2024 Assessments are as follows:

Improved Lots = 103

Unimproved Lots = 65

Total = 168 (99%)

Disbursements for December were as follows:

Mike Carey (copies made). = \$ 101.59

Conway Tree Service (pick-up/dispose limbs/ leaves) = \$6800.00

Conway Tree Service (tree and stumps removal).	= \$3500.00
Tom Hanley (padlocks and Key-emergency gate).	= \$ 30.00
Dukey Energy (electric service at pool).	=\$ 44.37
Vector Security (service agreement/service at pool).	=\$ 15.00
Windstream (telephone service at pool).	=\$ 47.45
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Total Disbursements	= \$ 10,538.41

Roads and Grounds Ty Boswell Reports as follows:

Ty Boswell reported the pools steps had been redone and that he believes we can wait another year before repainting pool.

He suggested that our Treasurer set up a reserve for that purpose.

Damage to the gate for the Sedgemoor emergency exit was discussed. Tom Hanley replaced the lock and distributed keys to

The Carolina Trace Fire Department and some of our officers who live close to the exit.

The approaching inclement weather was discussed and the problem with the only available salting service was mentioned.

The emergency gate will be opened if needed. Ty Boswell cautioned that the most susceptible area for freezing is the Argyll bridge

Over Carr Creek. (Ty later salted the area as the storm approached.)

Social Mike Carey reports as follows:

Mike Carey reported that he had greeted two new residents in December. He has sent information to the Club GM Kate Woods

Regarding the 2025 dates for Sedgemoor dinners and for golf. As of now the Loo's will host the February dinner, the Clemens

Will host the July dinner, Kirkman's will host the November dinner and the December dinner needs a host.

Architectural Committee Jim Smith reports as follows:

Lot 3255 Yorkshire - Construction complete, Certificate of Occupancy received

Lot 3304 Edinburgh– Nothing new

Lot 3273 Argyll – Construction has begun.

Lot 3207 Argyll - No additional contact.

Lot 531 Perth – Work continues. It should be complete in about 3 weeks, weather permitting.

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

Lot 3258 Yorkshire – Construction continues.

Lot 3260 Yorkshire – Construction continues.

Lot 549 Perth – Two dead trees next to Lot 550. The owner has been notified on 11/10/2024. Trees were taken

down around 1/2/25.

Storm and Drainage Mike Bink reports as follows:

Mike Bink led a discussion on the drainage issues within Sedgemoor. As more lots are cleared up for new homes the problems are becoming worse. Mike plans

Checking all of Sedgemoor during the next heavy rainstorm. There was also a discussion about drainage issues at the new home being built at 531 Perth.

CTA Tom Hanley reports as follows:

Trace Lake & Dam Committee (TLDC)

Lake Lowering: By the time you read this, CTCC should have opened the dam valve to allow for a partial lowering of Lake Trace between now and February 17. Depending on the weather, residents should see the water level drop 2-3 feet from its normal level to allow for repairs to docks and seawalls. POAs and property owners are asked to schedule work needed to fit in with this time frame.

Duck Nests Installation – February: Property Owners who offered to have a duck nest on their property should see installation occur in the next month. If you would like a nest at your residence, please contact Bill (TLDCChair@gmail.com).

Culvert Work Set to Begin January 13: Weather permitting. Watch message centers and emails for how this may impact your travel on Traceway (minimal). Four culverts will be repaired: on the north side: the “waterfall” culvert at the intersection of Country Club Drive and Traceway and the culvert at the Lake 8 green, and on the south side of Traceway, the first culvert past Lakewood and the first culvert past South Landing.

Tom reported the pothole on Traceway, near the entrance to Laurel Thicket 1, was finally filled as a result of his complaints.

President's report John Kirkman as follows:

John Kirkman Mentioned he had received complaints about Sedgemoor homeowner burning refuse in his yard. The owner has previously been warned that burning refuse is prohibited in our R& R's.

The Sedgemoor Board approved a warning letter to the resident and informed him he will be fined if it happens again.

Secretary Debbie Nolan: I personally would like to Thank the Board for taking initiative of taking care of the board minutes in my absents, and for the residents for patiently waiting for the minutes to be posted.

Old Business

None

New Business

None

The meeting was adjourned at 6:45 pm. The next Board meeting will be held February 6, 2025