**Sedgemoor POA Board of Directors Meeting**

**March 13, 2025**

**Present: John Kirkman, Bill Beaudin, Debbie Nolan, Tom Hanley, Jim Smith, Mike Bink, Mike Carey & Mark Clemens.**

John Kirkman called the meeting to order at 5:37 February meeting minutes were approved by Mike Carey and second by Tom Hanley.

**Treasurer Bill Beaudin reports as follows:**

1. Checking Account Balance at the end of February was $ 107,559.50. Checking Account

balance also includes a total of $9,000.00 from residential contractors as deposits for

potential road damages that may occur during new home construction. Checking

account also includes $2,075.00 collected as deposits for the Pool Fob System.

2. Money Market balance at the end of February was $ 105,264.14 which includes interest

earned for February of $4.04.

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

Improved Lots = 91 each

Unimproved Lots = 36 each

Total = 127 (75%)

Disbursements for February were as follows:

North Carolina Dept of Revenue (state taxes) = $ 1.00

Duke Energy (electric service at pool)) = $ 39.93

Vector Security (security service at pool) = $ 15.00

Mike Carey (re-imburs for payment made to Joey Hart). $ 450.00

Joey Hart (repairs made to Perth Drive circle) = $ 450.00

Windstream (telephone service at pool) = $ 47.48

Total Disbursements = $ 1,003.41

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

Lot 3304 Edinburgh– Nothing new

Lot 3273 Argyll – Construction is progressing.

Lot 3207 Argyll - No additional contact.

Lot 531 Perth – Construction is complete and on the market.

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.

Lot 3288 Edinburgh – Was scheduled to close 3/10.

**Social committee Mike Carey reports as follows:**

Sedgemoor has no social events for the month of March. At this time, we have no new residents but anticipate we will have by next month. Pool Opening will be May 17th hopefully as residents of Sedgemoor we can get more volunteers this year to help with the pool opening and closing.

**Pool Repairs Ty Boswell reports as follows:**

At the last meeting, the question was asked if the pool deterioration would damage the filter system. I spoke with Joshua, who said that the paint is almost purely aesthetic, and the flaking will not hurt any filter components. He said that bare concrete is exposed, a slightly higher amount of chemicals will be required to keep clean,

I told him we plan to hold off on the repainting while we build up the reserve funds.

**CTA Tom Hanley reports as follows:**

**North Gate Breaches:** Due to an uptick of vandalism to the lift gate arm by overnight trespassers, S&S reset the gate timers so that the faster lift arm will be in use from 5 a.m. – 9 p.m., and then the swing gates (which are more difficult to breach) will be in operation 9 p.m. – 5 a.m.

**E-sticker Sales Schedule:**Monday through Friday, 7 a.m. to 1 p.m. at the Gatehouse. Credit or debit only.

**The Ins and Outs of the Unmanned Gates:**Visitors and contractors continue to come through the unmanned gates and brazenly drive in through the exit gate if it is open. This is trespassing, but hard to prosecute for a variety of reasons. Please remind your guests and contractors to enter CT only through the front gate (51 Traceway South, or ”6300 NC-87, 27332”). Contractors observed accessing CT through the back gates could lose their privileges to work in CT.

**Additional Road Work Coming:** Carolina Water Service excavated a portion of Traceway North to isolate and repair a large water main break in late February. Their contractors will return soon to repave that area. CTA will update the POAs as soon as that work is scheduled.

**CWS Rates Continue to Rise:**CWS recently mailed out the previously approved rate increase, which will take effect in April. CWS expects to seek another 3-year rate increase from the NC Utilities Commission in June.

**CWS-CT Community Town Hall:**The CTA Board has approved the hosting of an in-person CT community town hall with CWS to discuss their next round of proposed rate hikes. POAs will be updated when the date has been set.

**Roads and Grounds Tom Hanley and Mark Clemens**

Please see attachment for estimate of tree roots repairing and Paving.

**Storm & Drainage Mike Bink reports as follows:**

To get an estimate to rebuild the drainage system**.**

**President John Kirkman Reports as follows:**

At the President's request, the Sedgemoor Board members approved issuing a written warming to a resident for allowing his dogs to leave his property without being on a lease in clear violation of Section 6. (E) of the Sedgemoor R&Rs.  Because of previous violations the resident was warned he will be fined $100 if there is another violation.

**New Business** – None

**Old Business**-None

The meeting was adjourned at 6:28 motioned by Mike Carey second by Bill Beaudin. Next Board meeting will be April 10th @ 5:30 p.m.

Respectfully Submitted:

Debbie Nolan