**Sedgemoor POA Board of Directors Meeting**

**April 10, 2025**

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

**John Kirkman called the meeting to order at 5:40pm.**

March Minutes:  President Kirkman asked for a motion to approve or amend the minutes.  Mike Carey made a motion to approved and the motion was seconded by Tom Hanley. The March minutes were unanimously approved.

Each member gave his report.

**Treasurer Bill Beaudin Reports as follows:**

1. Checking Account Balance at the end of March was $ 109,398.02. 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. Checking

Account also includes $2,100.00 collected as deposits for the Pool Fob System.

2. Money Market balance at the end of March was $ 105,269.11 which includes interest

earned for March of $4.47.

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

Improved Lots = 94 each

Unimproved Lots = 36 each

Total = 130 (77%)

Disbursements for March were as follows:

Carolina Trace Association (property insurance) = $ 1,794.00

Duke Energy (electric service at pool)) = $ 39.38

Vector Security (security service at pool) = $ 15.00

Jay Norris (returning balance of his constr. Deposit) = $ 2,000.00

Windstream (telephone service at pool) = $ 47.48

Total Disbursements = $ 3,895.86

**Ty Boswell** made the following motion:

Motion to liquidate and move the Pool Fob Deposits Equity Reserve funds to the Recreation Reserve, and all future pool fob payments or refunds be made through the Recreation Reserve. Motion second made by Mike Carey. All approved, motion passed.

**Roads & Ground Ty Bosswell Reports as follows:**

- There is a debris pickup scheduled for May 6th, please see the attached flyer for details.

- The pool opening is scheduled for May 17th, more information to follow once the County inspection is passed.

- Additional chaise lounge chairs are being purchased for the pool. Parents, please assist your children to not stand up directly on the chaise lounge chairs.

- Estimates are currently being gathered for road repairs and improvements to Yorkshire and Edinburgh, more information will be provided as the projects develop.

**Architectural Committee Chair Jim Smith Reports as follows:**

Lot 3304 Edinburgh– Nothing new

Lot 3273 Argyll – Construction complete and Certificate of Occupancy received

Lot 3207 Argyll - No additional contact.

Lot 531 Perth – Construction is complete and sold

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 3288 Edinburgh – Was scheduled to close 3/10.

Lot 3289 – For Sale sign has been removed from lot by realtor.

I have closed out the following new construction, Lots 2388, 3273, 531, and 3255

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

**E-sticker Sales Window Increasing: Effective Monday, April 7,**e-sticker sales will be offered in two separate time blocks. Monday through Friday: 7 a.m. to 1 p.m., and Monday, Tuesday, Wednesday and Friday: 2 to 8 p.m. Visit the Gatehouse with proof of residence. Credit or debit only. Gatehouse staff must apply the E-sticker to your vehicle.

April 15th - $10.00 cost for replacement stickers start.

**April 30th – Carolina Water Service Community Drop-In Style Town Hall:** see information under “Utilities” in this News. Suggested time 4-7 any questions you want answered send to me Hanleytom7c@gmail.com

**May 2, time TBD – Carolina Trace Country Club Open House:** The Country Club will be hosting a community open house. All residents of Carolina Trace are invited. Details to follow.

**Traceway South Road Work - Week of June 2:**Traceway South will be seal-coated. This will require one-way traffic from the main entrance at NC-87 to the South Gate. During this period, no one will be permitted to enter CT through the South Gate or exit out to NC-87. In summary: vehicles will be allowed to enter only through the Main Gate or through the North Gate (with an e-sticker), and vehicles may exit only through the South Gate or North Gate onto Cox Mill Road. Residents are asked to avoid scheduling work requiring large trucks, etc., entering CT during this time. More info to follow nearer to those dates.

New Solar light being put in at the entrance of Carolina Trace off Traceway.

**Social Mike Carey Reports as follows:**

Since our last meeting, I have welcomed Chris Fredeive Eugelbreche at 531 Perth Dr. Also, Craig Sullivan at 3241 Coventry Court.

I also want to ask everyone to look at their calendars and be ready to select a week to open and close the pool when it opens.

Please see attachments for Quotes for Paving and removal of trees.

New Business – None

Old Business- None

The meeting was adjourned at 6:38pm

Respectfully,

Debbie Nolan