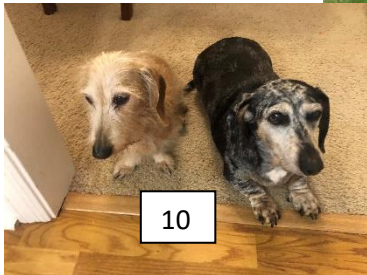
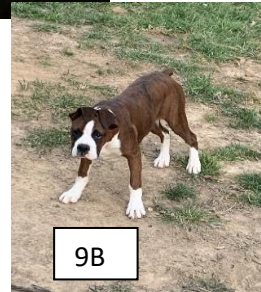
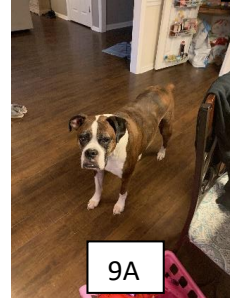
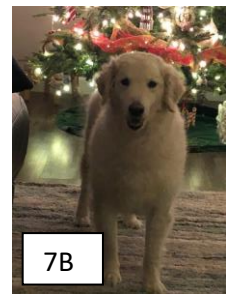
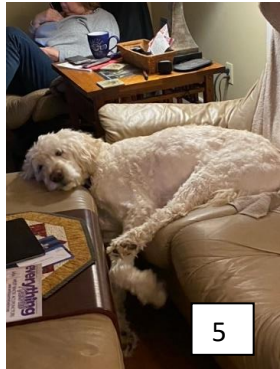


SEDGEFIELD HOME OWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES, FINANCIAL STATEMENTS, AND
ACCOMPLISHMENTS
FEBRUARY 2022

SEE HOW MANY DOGS YOU CAN MATCH WITH THEIR OWNERS.



- A. Hilton
- B. Huerto
- C. Kammerman
- D. Larrea
- E. Long
- F. Loveday
- G. Pope
- H. Smith
- I. Stoll
- J. Talarico
- K. Teesdale
- L. Tegethoff
- M. Wenger
- N. Wilder
- O. Willis
- P. Woodcock

See Last Page for Answers

February 8, 2022

Present: Dave Willis (DW), Tessa Faddis (TF), Dennis Smith (DS), Dave Teesdale (DT),
Cortney Wanca(CW), Brian Loveday (BL)

Meeting Location: Board Member's Residence, 7:00 p.m.

The current Facebook site for Sedgfield is not under the administration of the current Board. The Board has no control over what is posted.

1. Motions

Board agreed to follow Robert's Rules of Order for running meetings.

MOTION: DW Approve meeting minutes from January 2021

SECOND: DT **VOTE:** Unanimous Aye

DISCUSSION: TF reviewed financial statements. As of January 31st, 40 homes have paid their 2022 dues. If you have not done so already, please send payment for dues to P.O. Box by February 28th.

In addition to our standard operating expenses, costs incurred in January were related to minor repairs in the girl's bathroom and walking bridge lights, and expenses for annual meeting documents and supplies. We also purchased the remaining pool furniture (2 large tables) anticipating they would arrive by 2022 pool season. A \$100 donation will be made to Christ Covenant Church allowing us to use their facility for the annual meeting.

MOTION: BL - Approve financials **SECOND:** DT **VOTE:** Unanimous Aye

DISCUSSION: Three Board members (DW, BL, TF) will go to Smart Bank to setup the savings accounts. After accounts are setup the amount of funds transferred from checking to savings will be determined.

DISCUSSION: Traffic Calming Study was completed by Town of Farragut. An email will be sent to residents informing them of the results. The TOF determined the location of metering devices, the length of time they needed to be in place, and the dates of the study. The TOF stated that Sedgfield does not qualify for physical traffic calming per their policy. If the HOA residents request visual calming such as lane striping they would consider the request.

DISCUSSION: Cortney is working an application that allows a parking permit to be electronically submitted for approval. This will be incorporated into the QR code on the new parking signs. Sign particulars will be forwarded to residents before final decisions are made.

DISCUSSION: At annual meeting a question was raised about using a digital receipt for reimbursements. The Board discussed and determined that the volume was so low that it was not practical to spend the time and money to develop and maintain this approach.

DISCUSSION: At annual meeting a question was asked if a nonprofit company can advertise on the HOA website. After discussion it was determined that it was difficult to implement and maintain by the website administrator and would not be cost effective. The Board decided it would be permitted.

DISCUSSION: The tennis court lights are only illuminated when folks are using the courts. Since the courts are only open until 10 pm, the timer is set to turn off the lights at 10 PM. It is the responsibility of the people using the courts to shut lights off if they quit playing before 10.

DISCUSSION: BL will obtain examples of an indemnification waiver for residents working on subdivision projects.

DISCUSSION: DW will contact Joel Ewan regarding playground.

DISCUSSION: Need to work with a professional landscape designer to develop a conceptual plan for vegetation types and arrangement in the longest island at the Watt Rd entrance. BL will get the Landscape committee to meet with a designer.

DISCUSSION: DW wanted to determine the top three priorities for 2022. 1. Update By-Laws. 2. Updating “Long Island,” which the island at Watt Rd entrance. 3. Unite the neighborhood.

DISCUSSION: The Board discussed a suggestion by a resident to install a box/container with dog bags along Mapletree Dr between poll and tennis courts. The decision was to not install anything because whatever was installed would require maintenance, keeping a supply of plastic gas in box/container, etc. . People need to be responsible and police after their own dogs.

DISCUSSION: There is a need to provide advance notice of upcoming committee events.

MOTION: TF: Any committee events involving HOA members need 14 days advance-notice to the HOA members via the HOA email for Board-funded events. **SECOND:** DW **VOTE:** Unanimous Aye

MOTION: DT: In order to receive Board funding, there must be a one-month notice of proposed budgets with provision of event summaries to the Board for any planned committee events, and shall be approved by the Board. **SECOND:** CW. **VOTE:** unanimously passed

MOTION: DT. Committees should have at least three members; cannot exclude any HOA member volunteers; and each committee should meet at least twice a year with a quorum of half of their members. **SECOND:** CW. **VOTE:** unanimously passed.

NOTE: These motions were also included and formalized in the Committee descriptions that were disseminated to the neighborhood in advance of the Annual Meeting in January.

Committee Reports

PRESIDENT/VICE PRESIDENT: No updates

SECRETARY: No updates

LANDSCAPING: No updates

RECREATION: No updates.

ADVISORY: No updates.

AUDIT: No updates

BRICK ENTRANCES: No updates.

BUDGET: No updates.

WELCOMING: No updates

DECORATING: No updates

SOCIAL: No updates

Action Items

Discuss HOA’s Mission Statement and Objectives

Discuss grading criteria for Yard of the Month with current committee.

Hold next HOA Board meeting on March 8, 2022 at 7:00 P.M.

MOTION: DS - Move to adjourn meeting at 9:16 P.M. **SECOND:** DW **VOTE:** Unanimous AYE

2. **Accomplishments:** Replaced batteries on the bridge lights by the swimming pool

3. Miscellaneous

Dog owners

- | | | | | | |
|-----------------|---------------|-------------|---------------|-----------|--------------|
| 1. Talarico | 2A&B. Wilder | 3. Woodcock | 4. Smith | 5. Willis | 6. Kammerman |
| 7 A&B . Loveday | 8. Larrea | 9.A&B. Pope | 10. Teesdale. | 11. Long | 12. Hilton |
| 13. Huerto | 14. Tegethoff | 15. Wenger | 16. Stoll | | |

Please submit any external home or property improvement proposals to the Advisory Committee for approval as stated in the Sedgefield Covenants & Restrictions, Article XIII. The form is available on the SHOA website.

<https://sedgefieldhoa.com>

The By Laws, Declaration of Covenants and Restrictions, Forms, and Residents Directory are available on the SHOA website. <https://sedgefieldhoa.com>

**Sedgefield Homeowners Association
Income Statement - Summary
February 28, 2022**

	<u>Current Actual</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Budget \$'s Remaining</u>	<u>% of Budget Rec/Spent</u>
Opening Balance 2/1/2022	37,846	29,714	29,714	<u>NA</u>	<u>NA</u>
Total Income	15,000	26,700	41,150	(14,450)	64.9%
Total Operating Expenses	337	737	34,095	(33,358)	2.2%
Total Capital Projects	-	3,168	7,200	(4,032)	44.0%
Total Expenses	<u>337</u>	<u>3,905</u>	<u>41,295</u>	<u>(37,390)</u>	<u>9.5%</u>
Net Income	<u>14,663</u>	<u>22,795</u>	<u>(145)</u>	<u>22,940</u>	<u>-100.6%</u>
Ending Bank Balance	<u>52,509</u>	<u>52,509</u>	<u>29,569</u>	<u>22,940</u>	<u>43.7%</u>

Comments: As of February 28th, 90 homes have paid their 2022 dues. If you have not done so already, please send payment for dues to SHOA P.O. Box at your earliest convenience. *Payment was due end of February.*

Expenses: In addition to our standard operating expenses, we made a donation to Christ Covenant. We are grateful for their generosity and continuing to allow us to utilize their facilities for neighborhood meetings.

Other Comments:

Respectfully submitted, Tessa Faddis

Sedgefield HOA Treasurer

<u>Reconciliation: SmartBank Checking Account</u>		<u>SmartBank Savings Account</u>		<u>Totals</u>
Book Bal	<u>30,202.72</u>	Book Bal	<u>22,306.21</u>	<u>52,508.93</u>
Bank Bal	30,302.72	Bank Bal	22,306.21	52,608.93
OS Items:		OS Items:		
1416	100.00		-	100.00
			-	-
			-	-
Total OS	<u>100.00</u>	Total OS	<u>-</u>	<u>100.00</u>
Adj Bank	<u>30,202.72</u>	Adj Bank	<u>22,306.21</u>	<u>52,508.93</u>
Recon Diff	<u>-</u>	Recon Diff	<u>-</u>	<u>-</u>

Sedgefield Homeowners Association
Income Statement -Detailed
February 28, 2022

	<u>Current</u> <u>Actual</u>	<u>YTD</u> <u>Actual</u>	<u>Annual</u> <u>Budget</u>	<u>Budget \$'s</u> <u>Remaining</u>	<u>% of Budget</u> <u>Rec/Spent</u>
Opening Book/ Bank Balance	37,845.59	29,713.75	29,713.75	NA	NA
Income:					
Dues - Payment received	15,000.00	27,000.00	41,400.00	(14,400.00)	64.49%
Write off dues/ half off drawing	-	(300.00)	(300.00)	-	100.00%
Newsletter Advertising	-	-	-	-	
Interest/Other Income	0.18	0.29	50.00	(49.71)	0.58%
Late Fees	-	-	-	-	
Total Income	15,000.18	26,700.29	41,150.00	(14,449.71)	64.89%
Operating Expenses:					
Business:					
Bank Lock Box	10.00	20.00	120.00	(100.00)	16.67%
Bank Charges	-	8.00	25.00	(17.00)	0.00%
Total Bank Expenses	10.00	28.00	145.00	(117.00)	19.31%
Insurance	-	-	2,000.00	(2,000.00)	0.00%
Legal	-	-	1,000.00	(1,000.00)	0.00%
Office Supplies	-	67.30	500.00	(432.70)	13.46%
Pool Permit	-	-	350.00	(350.00)	0.00%
TN State Annual Report	-	-	50.00	(50.00)	0.00%
Other Expense	100.00	144.60	50.00	94.60	289.20%
Total Business Expenses	100.00	211.90	3,950.00	(3,738.10)	5.36%
Landscaping:					
Mowing/Spraying	-	-	8,000.00	(8,000.00)	0.00%
Trimming/Mulching/Weeding	-	-	5,000.00	(5,000.00)	0.00%
Total Landscaping	-	-	13,000.00	(13,000.00)	0.00%
Social Events	-	-	1,000.00	(1,000.00)	0.00%
Decorations	-	-	500.00	(500.00)	0.00%
Pool:					
Labor and Maintenance	-	-	5,000.00	(5,000.00)	0.00%
Supplies	-	-	2,500.00	(2,500.00)	0.00%
Total Pool	-	-	7,500.00	(7,500.00)	0.00%
Repairs:					
Tennis Courts	-	-	500.00	(500.00)	0.00%
Electric	-	-	1,000.00	(1,000.00)	0.00%
Misc. Repairs	-	61.03	2,500.00	(2,438.97)	2.44%
Total Repairs	-	61.03	4,000.00	(3,938.97)	1.53%
Utilities:					
Electric - LCUB	162.06	303.04	2,700.00	(2,396.96)	11.22%
Phone - TDS	26.03	52.00	450.00	(398.00)	11.56%
Water - First Utility	38.75	80.78	850.00	(769.22)	9.50%
	226.84	435.82	4,000.00	(3,564.18)	10.90%
Total Operating Expenses	336.84	736.75	34,095.00	(33,358.25)	2.16%
Operating Income or Loss	14,663.34	25,963.54	7,055.00	18,908.54	2.16%
Capital Projects:					
Pool Projects	-	3,168.36	3,200.00	(31.64)	99.01%
Landscaping Projects	-	-	4,000.00	(4,000.00)	0.00%
Tennis Courts	-	-	-	-	0.00%
Other Capital Projects	-	-	-	-	0.00%
Total Capital Projects	-	3,168.36	7,200.00	(4,031.64)	44.01%
Net Income	14,663.34	22,795.18	(145.00)	22,940.18	NA
Ending Bank Balance	52,508.93	52,508.93	29,568.75	22,940.18	NA