



Neighborhood Plants

Sedgefield Home Owners Association

Board of Directors

Meeting Minutes

July 2023

July 12, 2023

Present: Becca Reznicek (BR), Rebecca McMichael (RM), Dave Willis (DW), Dennis Smith (DS),
Dave Willis (DW), Scott Wenger (SW).

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

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1. MOTIONS/DISCUSSIONS

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

DISCUSSION: Hold next HOA Board meeting on August 9, 2023 at 7:00 P.M. Monthly meetings may be held on a different day to schedule conflicts.

DISCUSSION: May Meeting minutes

MOTION: DW Approve meeting minutes from June, 2023.

SECOND: RM **VOTE:** Unanimous Aye

DISCUSSION: BR Financial: As of June 30th, 117 homes have paid their 2023 dues. There are 17 residents with dues outstanding -of the 17, 9 payments have been received in July thus far. Payment was due end of February. We will continue to apply late fees to invoices still outstanding. The Board has directly reached out to residence that have not paid dues.

In addition to our standard operating expenses, we incurred expenses related to landscaping for mowing, trimming & weed control, pool maintenance & supplies, garage sale sign for Social Committee, supplies for Ice Cream Social at the pool, fire extinguisher case repair & pickleball/basketball court repairs.

MOTION: DW - Approve financials. **SECOND:** SW **VOTE:** Unanimous Aye

DISCUSSION: DW Fallen tree in wooded area. Volunteers help remove tree limbs on high side of hill. Thanks to Dennis Smith, Herb Strong, Casey Long, Scott Wenger, Nu Yu Liu, Bill Wishart, Ivan Pasillas, Dave Willis. The additional area on the lower side is scheduled to be trimmed by volunteer residents on July 15th. The piles of limb debris will either hauled to dump or chipped into woods. Costs of both options will be obtained.

DISCUSSION: Fleenor Road entrance. **MOTION (SW):** Develop a plan to improve the entrances. This will include a schedule of tasks, time to complete each task, and associated costs up to \$2500. Once the conceptual plan is completed it will be provided to residents. **SECOND:** DW. **VOTE:** Unanimous Aye

DISCUSSION: DW.. Covenants & Restrictions (C&R) and the bylaws. A Survey Monkey will be used to obtain comments from residents. This will be done in 2 phases. First Phase addresses removing Developer references. Second Phase will review changes recommended by residents from last attempt to modify C&Rs. (Sheds, fences, shingles vs metal roofs, number of animals per household, vehicle parking, solar panels, cable TV boxes, light poles, old tree houses, trampolines, etc).

DISCUSSION: SW Tennis court service repairs. Repaired multiple surface cracks and tears.

DISCUSSION: DW The pool is losing water at higher rate than normal, probably due to evaporation. Will look for possible leaks in system.

DISCUSSION: DW. The large stones (rip-rap) at the exit point of the newly installed drain line from pool parking lot were moved to some badly eroded areas around culverts.

2. MISCELLANEOUS

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

<https://sedgfieldhoa.com>

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

Sedgefield Homeowners Association
Income Statement - Summary
July 31, 2023

	<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 7/1/2023	47,713	26,089	26,089	NA	NA
Total Income	-	38,741	41,150	(2,409)	94.1%
Total Operating Expenses	3,211	16,234	38,495	(22,261)	42.2%
Total Capital Projects	-	1,505	2,500	(995)	60.2%
Total Expenses	<u>3,211</u>	<u>17,739</u>	<u>40,995</u>	<u>(23,256)</u>	<u>43.3%</u>
Net Income	<u>(3,211)</u>	<u>21,003</u>	<u>155</u>	<u>20,848</u>	<u>-99.3%</u>
Ending Bank Balance	<u>44,501</u>	<u>47,092</u>	<u>26,244</u>	<u>20,848</u>	<u>44.3%</u>

Comments:

As of July 31st, 130 homes have paid their 2023 dues. There are 8 residents with dues outstanding - of the 8, 1 payments have been received in July thus far. Payment was due end of February. We will continue to apply late fees to invoices still outstanding. The board has directly reached out to residence that have not paid dues.

Expenses:

In addition to our standard operating expenses, we incurred expenses related to landscaping for mowing, trimming & weed control, pool maintenance & supplies & fire inspection.

Other Comments:

Respectfully submitted, Becca Reznicek

Sedgefield HOA Treasurer

<u>Reconciliation: SmartBank Checking Account</u>		<u>SmartBank Savings Accounts</u>		<u>Totals</u>
Book Bal	<u>22,585.33</u>	Book Bal	<u>24,527.45</u>	<u>47,112.78</u>
Bank Bal	22,585.33	Tot Bank Bal	24,527.45	47,112.78
OS Items:				
		Savings Misc_1287	2,013.16	-
		Savings Pool_5899	7,504.77	-
		Savings Tennis_5873	15,009.52	-
				-
				-
				-
				-
Total OS	<u>-</u>	Total OS	<u>NA</u>	<u>-</u>
Adj Bank	<u>22,585.33</u>	Adj Bank	<u>24,527.45</u>	<u>47,112.78</u>
Recon Diff	<u>-</u>	Recon Diff	<u>-</u>	<u>-</u>

Sedgefield Homeowners Association
Income Statement -Detailed
July 31, 2023

	<u>Current Actual</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Budget \$'s Remaining</u>	<u>% of Budget Rec/Spent</u>
Opening Book/ Bank Balance	47,712.70	26,088.79	26,088.79	NA	NA
Income:					
Dues - Payment received	2,700.00	39,000.00	41,400.00	(2,400.00)	93.48%
Write off dues/ half off drawing	-	(300.00)	(300.00)	-	100.00%
Newsletter Advertising	-	-	-	-	
Interest/Other Income	0.20	1.39	50.00	(48.61)	2.78%
Late Fees	40.00	40.00	-	40.00	
Total Income	2,740.20	38,741.39	41,150.00	(2,408.61)	94.15%
Operating Expenses:					
Business:					
Bank Lock Box	10.00	70.00	120.00	(50.00)	58.33%
Bank Charges	-	-	25.00	(25.00)	0.00%
Total Bank Expenses	10.00	70.00	145.00	(75.00)	48.28%
Insurance	-	-	2,500.00	(2,500.00)	0.00%
Legal	-	-	2,000.00	(2,000.00)	0.00%
Office Supplies	-	404.67	500.00	(95.33)	80.93%
Pool Permit	-	340.00	350.00	(10.00)	97.14%
TN State Annual Report	-	-	50.00	(50.00)	0.00%
Other Expense	-	100.00	100.00	-	100.00%
Total Business Expenses	-	844.67	5,500.00	(4,655.33)	15.36%
Landscaping:					
Mowing/Spraying	1,700.00	5,557.24	10,600.00	(5,042.76)	52.43%
Trimming/Mulching/Weeding	-	4,055.00	6,500.00	(2,445.00)	62.38%
Total Landscaping	1,700.00	9,612.24	17,100.00	(7,487.76)	56.21%
Social Events		135.88	500.00	(364.12)	27.18%
Decorations	-	-	250.00	(250.00)	0.00%
Pool:					
Labor and Maintenance	350.00	825.22	5,000.00	(4,174.78)	16.50%
Supplies	607.44	737.56	2,500.00	(1,762.44)	29.50%
Total Pool	957.44	1,562.78	7,500.00	(5,937.22)	20.84%
Repairs:					
Tennis Courts	-	-	500.00	(500.00)	0.00%
Electric	-	-	500.00	(500.00)	0.00%
Misc. Repairs	49.33	2,010.26	2,500.00	(489.74)	80.41%
Total Repairs	49.33	2,010.26	3,500.00	(1,489.74)	57.44%
Utilities:					
Electric - LCUB	304.07	1,159.24	2,700.00	(1,540.76)	42.93%
Phone - TDS	49.64	247.64	450.00	(202.36)	55.03%
Water - First Utility	140.88	591.09	850.00	(258.91)	69.54%
	494.59	1,997.97	4,000.00	(2,002.03)	49.95%
Total Operating Expenses	3,211.36	16,233.80	38,495.00	(22,261.20)	42.17%
Operating Income or Loss	(471.16)	22,507.59	2,655.00	19,852.59	847.74%
Capital Projects:					
Pool Projects	-	1,504.84	1,500.00	4.84	100.32%
Landscaping Projects	-	-	-	-	#DIV/0!
Tennis Courts	-	-	1,000.00	-	0.00%
Other Capital Projects	-	-	-	-	0.00%
Total Capital Projects	-	1,504.84	2,500.00	(995.16)	60.19%
Net Income	(471.16)	21,002.75	155.00	20,847.75	NA
Ending Bank Balance	47,241.54	47,091.54	26,243.79	20,847.75	NA