

**SEDGEFIELD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
JUNE 2024**

June 13, 2024

Present: David Cotten (DC), Rebecca McMichael (RM), Jonathan Francis (JF), Michelle Lukosi (ML), Randy Crowe (RC)

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

Start June 13, 7:09pm

MOTIONS/DISCUSSIONS

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

DISCUSSION: The next meeting will be on July 11,, 2024 7pm

DISCUSSION: Minutes

MOTION: (RC) approve special meeting minutes

SECOND: (RM) **VOTE:** Unanimous Aye

MOTION: (RC) Approve meeting minutes from May 2024

SECOND: (RM) **VOTE:** Unanimous Aye

DISCUSSION: Financials

As of May 30, 136 residents have paid dues
second late fees have been applied to those as of June 1st
Board will be directly reaching out to residents that have not paid

Landscaping and mowing were paid

MOTION: Approve May Financials (JF)

SEC: (RC) **VOTE:** Unanimous Aye

DISCUSSION: Committees

Social committee
Starting to plan end of summer picnic at pool

DISCUSSION: Old business

Pool opening and plans to maintain
Big thank you to everyone that got the pool open and ready. Rany Crowe, Dave Willis, Dennis Smith, John McMichael
It has come to our attention that the pool bathrooms may not be stocked and the bottom of the pool has been a little dirty sometimes.
The pool cleaning team was informed and as a reminder residents should be sure not to leave empty containers or trash.
Covenants should be notarized for dues increase next month

DISCUSSION: political signs

Email residents the difference between C&Rs and state laws

The Town allows each individual house lot to have one temporary parcel sign that does not exceed six square feet in area and height.

The sign must be removed from the property within two days of the termination of the event/activity.

<https://www.townoffarragut.org/757/Sign-Regulations>

Ask C&R committee to change it?

Discussion:: Mosquitoes

dynatrap, other options are costly

We have not done mosquito control before, hopefully since the record rain in may has passed then the problem will get better

We do not have the funds budgeted for this, this year

Discussion: Poison Ivy

There is poison ivy near the trail between the pool and the courts it is recommend to stay on the trail

Discussion: security lights

it has been brought to our attention that the security lights are out near the courts

We will investigate (JF)

If they are out Dave Willis and Randy Crowe will troubleshoot

Discussion Courts

Fox Run resurfacing of their courts and shared two company names. Will get their quotes and company names

Randy Crowe will meet with people to install a french drain near the hill at the courts

Motion: get quote for having french drain installed (JF)

Second (DC) **Vote:** unanimous Aye

Pool vending machine

We have a proposal to instal a vending machine

Looking at potential places for it

Share code with Sebas so they can remove clippings

weeds around courts will be addressed by residents

Crepe Myrtles

David C will look into ways solve the crepe myrtle issues, they are looking rough

Johnathan will take care of the weeds at the entrances

Code has been changed 0138, remind residents to not share the code with outside residents

Open Forum:

Poll homeowners of what repairs/improvements do they want to occur around the neighborhood

MOTION: 8:36 pm Adjourn meeting (JF). **SEC:**(ML). **VOTE:** Unanimous Aye

1. 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
 June 30, 2024

	Current <u>Actual</u>	YTD <u>Actual</u>	Annual <u>Budget</u>	Budget \$'s <u>Remaining</u>	% of Budget <u>Rec/Spent</u>
Opening Balance 6/1/2024	58,138.19	26,127.10	26,087.38	NA	NA
Total Income	6.38	41,783.62	42,192.00	(408.38)	99.0%
Total Operating Expenses	4,086.36	13,852.51	35,945.00	(22,092.49)	38.5%
Total Capital Projects	0.00	0.00	15,900.00	(15,900.00)	0.0%
Total Expenses	4,086.36	13,852.51	51,845.00	(37,992.49)	26.7%
Net Income	(4,079.98)	27,931.11	(9,653.00)	37,584.11	-134.6%
Ending Bank Balance	54,058.21	54,058.21	16,434.38	37,584.11	69.5%

Comments: As of June 30th, 136 homes have paid their 2024 dues. There are 2 residents with dues outstanding. 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. 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, as well as poo maintenance.

Other Comments: If interested in getting more involved, please consider supporting one of our neighborhood committees! Committee lists were e-mailed in April.

Respectfully submitted,
 Sedgefield HOA Treasurer

Michelle Lukosi

<u>Reconciliation: SmartBank Checking Account</u>		<u>SmartBank Savings Accounts</u>		<u>Totals</u>
Book Bal	30,700.06	Book Bal	24,558.15	55,258.21
Bank Bal	31,000.06	Tot Bank Bal	24,558.15	55,558.21
OS Items:				
1582	300.00	Savings Misc_1287	2,015.68	300.00
		Savings Pool_5899	7,514.16	
		Savings Tennis_5873	15,028.31	
Total OS	300.00	Total OS		300.00
Adj Bank	30,700.06	Adj Bank	24,558.15	55,258.21
Recon Diff	0.00	Recon Diff	0.00	0.00

Sedgefield Homeowners Association
Income Statement - Detailed
June 30, 2024

	Current	YTD	Annual	Budget \$'s	% of Budget
	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Remaining</u>	<u>Rec/Spent</u>
Opening Book/ Bank Balance	58,138.19	26,127.10	26,087.38	NA	NA
Income:					
Dues - Payment received	-	42,000.00	42,300.00	(300.00)	98.58%
Write off dues/ half off drawing	-	(450.00)	(300.00)	(150.00)	150.00%
Newsletter Advertising	-	-	-	-	-
Interest/Other Income	6.38	13.62	2.00	11.62	681.00%
Late Fees	-	220.00	190.00	30.00	115.79%
Total Income	6.38	41,783.62	42,192.00	(408.38)	99.03%
Operating Expenses:					
Business:					
Bank Lock Box	10.00	50.00	120.00	(70.00)	41.67%
Bank Charges	-	-	25.00	(25.00)	0.00%
Total Bank Expenses	10.00	50.00	145.00	(95.00)	34.48%
Insurance	-	-	2,500.00	(2,500.00)	0.00%
Legal	-	-	2,000.00	(2,000.00)	0.00%
Office Supplies	32.78	324.59	800.00	(475.41)	40.57%
Pool Permit	-	340.00	350.00	(10.00)	97.14%
TN State Annual Report	-	-	50.00	(50.00)	0.00%
Other Expense	-	311.20	100.00	211.20	311.20%
Total Business Expenses	32.78	975.79	5,800.00	(4,824.21)	16.82%
Landscaping:					
Mowing/Spraying	1,875.00	5,700.00	11,250.00	(5,550.00)	50.67%
Trimming/Mulching/Weeding	1,200.00	5,085.00	5,500.00	(415.00)	92.45%
Total Landscaping	3,075.00	10,785.00	16,750.00	(5,965.00)	64.39%
Social & Decorations	-	-	750.00	(750.00)	0.00%
Pool:					
Labor and Maintenance	300.00	300.00	5,000.00	(4,700.00)	6.00%
Supplies	412.04	412.04	2,500.00	(2,087.96)	16.48%
Total Pool	712.04	712.04	7,500.00	(6,787.96)	9.49%
Repairs:					
Tennis Courts	-	-	-	-	#DIV/0!
Electric	-	-	-	-	#DIV/0!
Misc. Repairs	-	-	1,000.00	(1,000.00)	0.00%
Total Repairs	-	-	1,000.00	(1,000.00)	0.00%
Utilities:					
Electric - LCUB	129.30	861.71	2,500.00	(1,638.29)	34.47%
Phone - TDS	56.42	188.84	400.00	(211.16)	47.21%
Water - First Utility	70.82	279.13	1,100.00	(820.87)	25.38%
Total Utilities	256.54	1,329.68	4,000.00	(2,670.32)	33.24%
Total Operating Expenses	4,086.36	13,852.51	35,945.00	(22,092.49)	38.54%
Operating Income or Loss	(4,079.98)	(4,459.51)	6,247.00	(10,706.51)	-71.39%
Capital Projects:					
Pool Projects	-	-	5,000.00	(5,000.00)	0.00%
- Pool (reserves)	-	-	-	-	-
Landscaping Projects	-	-	2,400.00	(2,400.00)	0.00%
The Courts	-	-	-	-	#DIV/0!
- The Court (reserves)	-	-	3,000.00	-	-
Other Capital Projects	-	-	5,500.00	(5,500.00)	0.00%
Total Capital Projects	-	-	15,900.00	(15,900.00)	0.00%
Net Income	(4,079.98)	27,931.11	(9,653.00)	37,584.11	NA
Ending Bank Balance	54,058.21	54,058.21	16,434.38	37,623.83	NA