

**SEDGEFIELD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
FEBRUARY 2025**

February 4, 2025

Present: David Cotten (DC), Rebecca McMichael (RM), Jonathan Francis (JF), Michelle Lukosi (ML),
Becca Reznicek (BR), Li Li (LL), John McMichael (JM)

Meeting Location: Sedgefield residence, February 5, 7:00 p.m.

Start February 4, 2025 7:15pm

MOTIONS/DISCUSSIONS

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

DISCUSSION: The next meeting will be on March 4th, 7pm

DISCUSSION: February Meeting minutes

Motion to approve (BR) Second (ML)

VOTE: Unanimous Aye

Elect Officers:

President: Jonathan Francis Nominated by DC

Secretary: David L. Cotten

Vice President: Li Li Nominated by JF

Treasurer: John McMichael Nominated by JF

At Large: Michelle Lukoski

At Large: Fred Talarico - tentative

Motion to approve by acclimation, all

DISCUSSION: Financials

As of January 31, 43 of 138 homes have paid their dues.

And dues received after March 8, 2025 will incur a late fee

Main expenses incurred were office supplies, mowing, and leaf removal

MOTION: Approve Financials (JF)

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

DISCUSSION: Committees

Landscaping committee - Dennis Smith

Recreation committee -

Budget committee -

Social Committee - Jane Cade and Sharon Meade

Advisory Committee - Jeanette Talarico, Brian Friske, David Teasdale, Jane Cade, Sally Hilton

Welcoming Committee - Mary Monroe

By Laws Committee - David Teasdale

DISCUSSION: Old business

Add 5th Amendment to the website

Court drainage on the back side of the courts. Improve the ditching system around it.

MOTION: JM - 3 person committee to address resurfacing of the courts and drainage solutions around the courts

- learning what it would take to resurface the courts, get 3 bids and bring that back to the board and a timeline

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

The bat boxes have been installed on the trail and it looks great. Thank you!!

MOTION: Obtain tree trimming quotes (ML)

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

Tree trimming: we will get 2 more quotes to clean up trees in the woods near the pool.

New Business:

Get new officers on the smart bank accounts

Crepe myrtles - trimming and removing dead wood. Wait until MArch/April when they are greening up to get a quote

Grass cutting contract, is it setup for the year?

WeedMan is paid in full for the year, 10% discount.

MOTION: Explore CD options at Smart bank (DC)

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

Do 2024 audit as soon as possible, JM will email the audit committee to set it up

Also exploring the option of doing a mid year audit to make the process even more efficient, we will revisit in a few months

MOTION: 8:46 pm Adjourn meeting (JF). **SEC:**(DC). **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>

Comments: As of February 28, 81 homes have paid their 2025 HOA annual dues; 2 partial paid and 55 unpaid. Please send payment for annual dues to our Sedgewick P.O. box by March 8, 2025. Dues received after March 8th are subject to monthly late fees.

Expenses:

Other Comments: If interested in getting more involved, please consider supporting one of our neighborhood committees!

Respectfully submitted, John McMichael
Sedgefield HOA Treasurer

Sedgefield Homeowners Association					
Income Statement - Detailed					
February 28, 2025					
	Current	YTD	Annual	Budget \$'s	% of Budget
	Actual	Actual	Budget	Remaining	Rec/Spent
Opening Book/ Bank Balance	48,045.86	40,602.71	16,434.38	16,434.38	NA
Income:					
Dues - Payment received	14,700.00	31,600.00	55,100.00	23,500.00	56.99%
Write off dues/ half off drawing	-	(200.00)	(400.00)	(200.00)	50.00%
Newsletter Advertising	-	-	-	-	-
Interest/Other Income	0.17	0.27	15.00	14.73	1.80%
Late Fees	-	-	60.00	60.00	0.00%
Total Income	14,700.17	31,400.27	54,775.00	23,374.73	57.33%
Operating Expenses:					
Business:					
Bank Lock Box	10.00	20.00	120.00	100.00	16.67%
Bank Charges	38.24	38.24	25.00	(13.24)	152.96%
Total Bank Expenses	48.24	58.24	145.00	86.76	40.17%
Insurance	-	-	2,625.00	2,625.00	0.00%
Legal	-	-	-	-	-
Office Supplies	-	465.84	840.00	374.16	55.46%
Pool Permit	340.00	-	350.00	350.00	0.00%
TN State Annual Report	-	-	50.00	50.00	0.00%
Other Expense	-	-	100.00	100.00	0.00%
Total Business Expenses	340.00	465.84	3,965.00	3,499.16	88.25%
Landscaping:					
Mowing/Spraying	-	3,430.00	15,200.00	11,770.00	22.57%
Trimming/Mulching/Weeding	-	5,469.40	6,000.00	530.60	91.16%
Total Landscaping	-	8,899.40	21,200.00	12,300.60	41.98%
Social & Decorations	-	-	750.00	750.00	0.00%
Pool:					
Labor and Maintenance	-	-	5,000.00	5,000.00	0.00%
Supplies	-	-	2,625.00	2,625.00	0.00%
Total Pool	-	-	7,625.00	7,625.00	0.00%
Repairs:					
Tennis Courts	-	-	-	-	-
Electric	1,863.95	1,863.95	2,363.95	500.00	78.85%
Misc. Repairs	-	-	1,600.00	1,600.00	0.00%
Total Repairs	1,863.95	1,863.95	3,963.95	5,827.90	47.02%
Utilities:					
Electric - LCUB	159.31	306.57	2,625.00	2,318.43	11.68%
Phone - TDS	52.84	82.06	420.00	337.94	19.54%
Water - First Utility	42.34	87.57	1,155.00	1,067.43	7.58%
Total Utilities	254.49	476.20	4,200.00	3,723.80	11.34%
Total Operating Expenses	2,506.68	11,763.63	41,848.95	30,085.32	28.11%
Operating Income or Loss	12,193.49	19,636.64	12,926.05	(6,710.59)	n/a
Capital Projects:					
Pool Projects	-	-	3,500.00	3,500.00	0.00%
- Pool (reserves)	-	-	-	-	-
Landscaping Projects	-	-	2,400.00	2,400.00	0.00%
The Courts	-	-	22,000.00	22,000.00	0.00%
- The Court (reserves)	-	-	-	-	-
Other Capital Projects	-	-	-	-	-
Total Capital Projects	-	-	27,900.00	27,900.00	0.00%
Net Income	12,193.49	19,636.64	(14,973.95)	(14,973.95)	NA
Ending Bank Balance	60,239.35	60,239.35	1,460.43	1,460.43	NA