

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

April 17, 2025

Present: David Cotten (DC), Jonathan Francis (JF), John McMichael (JM), Fred Talarico (FT), LiLi (LL)

Meeting Location: Sedgfield residence, April 17, 7:00 p.m.

**Start April 17, 2025 7:08pm**

### **MOTIONS/DISCUSSIONS**

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

**DISCUSSION:** The next meeting will be on May 6, 2025 7pm

### **DISCUSSION: March Meeting minutes**

Motion to approve (JF) Second (JM)

**VOTE:** Unanimous Aye

### **Financials**

#### **DISCUSSION: February Financials**

Expenses: pool permit and a cleared check dating back to December 2024

As of February 28, 81 of the 138 have been paid

**MOTION:** Approve February Financials (DC)

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

#### **DISCUSSION: March Financials**

Expense: TN SOS dues for neighborhood association.

As of March 31, 106 homes have paid their annual dues

Dues received after March 8th are subject to monthly late fees

**MOTION:** Approve March Financials (LL)

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

Due to confusion at the Annual Meeting and numerous discussions the second winner for half dues was difficult to determine based on very similar names, so 3 homes will get half dues.

415 Sweetgum

324 Sweetgum

331 Sweetgum

For future annual meetings drawings will be based on addresses, not names.

**MOTION:** Approve Half Dues (FT)

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

### **DISCUSSION: Committees**

Landscaping Committee - Dennis Smith, David Cotten

Recreation/Pool Committee - Jonathan Francis

Budget Committee - Jonathan Francis

Social Committee - Jane Cade, Sharon Meade, Li Li

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

Welcoming Committee - David Cotten, Mary Monroe

By Laws Committee - David Teasdale

Audit Committee - Jonathan Francis

Courts Committee - Fred Talarico, Dave Willis, Randy Crowe, Scott Wegner

## **DISCUSSION: Old business**

### **Court Work**

**Dave Willis, Scott Wagner, Randy Crowe, Fred Talarico**

Headed up committee to get costs on drainage repairs around the courts

Drainage around the courts, 5 companies contacted

Earthadelic - Took too long to come out and \$185 to come out,

Elliot from Middle TN - Drove 2 hours and recommended Baseline

Baseline - Doesn't do drainage

Silver Landscaping and Construction - \$9,890

Property Docktors of Tennessee - \$10,500

Pope's pressure washing the courts - \$1,568

Not for this year:

Resurfacing by Baseline - \$24,830

**Motion** (JM) Not to exceed \$12,000, the installation of drainage around the courts (Silver Landscaping and Construction) and to pressure wash the courts (Pope's Pressure Washing)

**Second** (FT)

Project could take 2 weeks

**Vote:** Aye LL, JM, DC, JF, FT

**Motion** (JM) **Second** (JF)

**Vote:** Unanimous Aye

### **Tree trimming**

The trimming was done by Monster last month to clean up the downed tree in the common area between the courts and the pool

### **Crepe Myrtles**

Remove the ones near the courts, chainsaw to the ground

Clean up the ones at the Fleenor entrance

**Motion** (JF) Sebas to cut down crepe myrtles to the ground around the court. Landscaping committee to get a quote about cleaning up the trees around the Fleenor entrance **Second** (DC)

**Vote:** Unanimous Aye

### **CDs**

Discussed and there will be no action taken due to the minimal amount of return

### **New Business:**

#### **Landscaping**

Will work with Sebas to clean up area on the trail, near the courts, and at the Watt Rd entrance

## 1099

Moving forward of the board will be filing 1099 to anything paid over \$600.

### Electric

Electric at the Fleenor entrance is still not working, stopped after a month

**Motion** Use Atomic Electric to run all new wired and conduit between the light circuits on both sides of maple tree (FT) **Second** (DC)

**Vote:** Unanimous Aye

Electric Watt road entrance

Insurance will cover the replacement of one light but we will replace all 3 so they match and increase the lighting at the entrance

Get approval from town of farragut from the lights

Discuss with homeowners

**Motion** to replacing all 3 light poles with 3 fixture light poles (DC)

Second (FT)

- 1) LL talk to neighbors
- 2) JM order lights
- 3) JF talk to town of farragut
- 4) ML DC get write up done
- 5) get lights installed
- 6) get reimbursed by insurance

**MOTION:** 9:30 pm Adjourn meeting (DC). **SEC:**(JF). **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  
April 30, 2025

|                          | Current<br><u>Actual</u> | YTD<br><u>Actual</u> | Annual<br><u>Budget</u> |
|--------------------------|--------------------------|----------------------|-------------------------|
| Opening Balance 4/1/2025 | 71,739.07                | 40,602.71            | 16,434.38               |
| Total Income             | 7,930.37                 | 51,130.94            | 54,775.00               |
| Total Operating Expenses | 1,774.67                 | 13,838.88            | 41,848.95               |
| Total Capital Projects   | 1,193.37                 | 1,193.37             | 27,900.00               |
| Total Expenses           | 2,968.04                 | 15,032.25            | 69,748.95               |
| Net Income               | 4,962.33                 | 36,098.69            | (14,973.95)             |
| Ending Bank Balance      | 76,701.40                | 76,701.40            | 1,460.43                |

**Comments:** As of April 30, 128 homes have paid their 2025 HOA annual dues; 1 partial paid and 9 unpaid. 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! We need immediate help with Social and Landscaping Committees

Respectfully submitted,  
Sedgefield HOA Treasurer

John McMichael

| <u>Reconciliation:</u> | <u>SmartBank Checking Account</u> |                  | <u>SmartBank Savings Accounts</u> |                  | <u>Totals</u>    |
|------------------------|-----------------------------------|------------------|-----------------------------------|------------------|------------------|
|                        | Book Bal                          | <u>45,423.16</u> | Book Bal                          | <u>31,278.24</u> | <u>76,701.40</u> |
|                        | Bank Bal                          | 45,423.16        | Tot Bank Bal                      | 31,278.24        | 76,701.40        |
|                        | OS Items:                         |                  |                                   |                  |                  |
|                        | 1615                              | -                | Savings Misc_1287                 | 4,017.69         | -                |
|                        | 1632                              | -                | Savings Pool_5899                 | 10,020.42        | -                |
|                        |                                   |                  | Savings Tennis_5873               | <u>17,240.13</u> |                  |
|                        |                                   | -                |                                   | 31,278.24        | -                |
|                        | Total OS                          | <u>-</u>         | Total OS                          |                  | <u>-</u>         |
|                        | Adj Bank                          | <u>45,423.16</u> | Adj Bank                          | <u>31,278.24</u> | <u>76,701.40</u> |
|                        | Recon Diff                        | <u>0.00</u>      | Recon Diff                        | <u>0.00</u>      | <u>0.00</u>      |

Sedgefield Homeowners Association  
Sedgefield Homeowners Association  
Income Statement -Detailed  
April 30, 2025

|                                  | Current<br><u>Actual</u> | YTD<br><u>Actual</u> | Annual<br><u>Budget</u> |
|----------------------------------|--------------------------|----------------------|-------------------------|
| Opening Book/ Bank Balance       |                          | 40,602.71            | 16,434.38               |
| <b>Income:</b>                   | 71,739.07                |                      |                         |
| Dues - Payment received          | 7,900.00                 | 51,500.00            | 55,100.00               |
| Write off dues/ half off drawing | -                        | (400.00)             | (400.00)                |
| Newsletter Advertising           | -                        | -                    | -                       |
| Interest/Other Income            | 0.37                     | 0.94                 | 15.00                   |
| Late Fees                        | 30.00                    | 30.00                | 60.00                   |
| <b>Total Income</b>              | <b>7,930.37</b>          | <b>51,130.94</b>     | <b>54,775.00</b>        |
| <b>Operating Expenses:</b>       |                          |                      |                         |
| <b>Business:</b>                 |                          |                      |                         |
| Bank Lock Box                    | 10.00                    | 40.00                | 120.00                  |
| Quickbooks                       | 38.24                    | 152.96               | 25.00                   |
| <b>Total Bank Expenses</b>       | <b>48.24</b>             | <b>192.96</b>        | <b>145.00</b>           |
| Insurance                        | 221.60                   | 221.60               | 2,625.00                |
| Legal                            | -                        | -                    | -                       |
| Office Supplies                  | 23.80                    | 111.40               | 840.00                  |
| Pool Permit                      | -                        | 340.00               | 350.00                  |
| TN State Annual Report           | 20.00                    | 20.00                | 50.00                   |
| Other Expense                    | -                        | -                    | 100.00                  |
| <b>Total Business Expenses</b>   | <b>265.40</b>            | <b>693.00</b>        | <b>3,965.00</b>         |
| <b>Landscaping:</b>              |                          |                      |                         |
| Mowing/Spraying                  | -                        | 3,955.00             | 15,200.00               |
| Trimming/Mulching/Weeding        | 1,280.00                 | 6,224.40             | 6,000.00                |
| <b>Total Landscaping</b>         | <b>1,280.00</b>          | <b>10,179.40</b>     | <b>21,200.00</b>        |
| <b>Social &amp; Decorations</b>  | -                        | -                    | 750.00                  |
| <b>Pool:</b>                     |                          |                      |                         |
| Labor and Maintenance            | -                        | -                    | 5,000.00                |
| Supplies                         | -                        | -                    | 2,625.00                |
| <b>Total Pool</b>                | -                        | -                    | <b>7,625.00</b>         |
| <b>Repairs:</b>                  |                          |                      |                         |
| Tennis Courts                    | -                        | -                    | -                       |
| Electric                         | -                        | 1,863.95             | 2,363.95                |
| Misc. Repairs                    | -                        | -                    | 1,600.00                |
| <b>Total Repairs</b>             | -                        | <b>1,863.95</b>      | <b>3,963.95</b>         |
| <b>Utilities:</b>                |                          |                      |                         |
| Electric - LCUB                  | 138.69                   | 592.78               | 2,625.00                |
| Phone - TDS                      | -                        | 144.54               | 420.00                  |
| Water - First Utility            | 42.34                    | 172.25               | 1,155.00                |
| <b>Total Utilities</b>           | <b>181.03</b>            | <b>909.57</b>        | <b>4,200.00</b>         |
| <b>Total Operating Expenses</b>  | <b>1,774.67</b>          | <b>13,838.88</b>     | <b>41,848.95</b>        |
| <b>Operating Income or Loss</b>  | <b>6,155.70</b>          | <b>37,292.06</b>     | <b>12,926.05</b>        |
| <b>Capital Projects:</b>         |                          |                      |                         |
| Pool Projects                    | -                        | -                    | 3,500.00                |
| - Pool (reserves)                | -                        | -                    | -                       |
| Landscaping Projects             | -                        | -                    | 2,400.00                |
| The Courts                       | -                        | -                    | 22,000.00               |
| - The Court (reserves)           | -                        | -                    | -                       |
| Other Capital Projects           | 1,193.37                 | 1,193.37             | -                       |
| <b>Total Capital Projects</b>    | <b>1,193.37</b>          | <b>1,193.37</b>      | <b>27,900.00</b>        |
| <b>Net Income</b>                | <b>4,962.33</b>          | <b>36,098.69</b>     | <b>(14,973.95)</b>      |
| <b>Ending Bank Balance</b>       | <b>76,701.40</b>         | <b>76,701.40</b>     | <b>1,460.43</b>         |