

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

June 17, 2025

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

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

**Start June 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 July 22, 2025 7pm

### **DISCUSSION: May Meeting minutes**

Motion to approve (JM) Second (FT)

**VOTE:** Unanimous Aye

### **Financials**

#### **DISCUSSION: May Financials**

As of May 31, 136 of the 138 have been paid

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

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

### **DISCUSSION: Committees**

**Thank you to Jeanette Talarico for ice cream social**

Landscaping Committee - David Cotten

**Thank you to Dave Willis for trimming bushes around the courts**

**And thank you to Brenda McDonald for providing materials and labor for mulch around the pool**

Holly bushes near pool and bridge need to be trimmed

Thank for David Cotten and family for removing the falling limb covering the path between the court and pool

Recreation/Pool Committee - Jonathan Francis

Cover will be removed this week to start opening pool

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, Deb Stegner

**Thank you to Deb for sending out the welcoming letter to our new neighbors**

By Laws Committee - David Teasdale

Audit Committee - Jonathan Francis

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

### **DISCUSSION: Old Business**

**Court drainage work**

There is an underground AT&T line under the courts  
Silver will adjust their plan to ensure fiber line is safe  
We are pursuing to insure we have a contract in place with Silver

**Issuing 1099**

Everyone paid by the HOA, vendors, pool workers, etc, will be issued a 1099

**Sedgefield entrance lights**

The lights are installed and they look great, they will return and install an outlet in the location

**New board member**

Waiting to hear back on a potential candidate

**Weedman**

Limited to weed pulling in many areas because herbicide could damage landscaping

**DISCUSSION: New Business**

**Additional landscaping requests**

Trim holly bushes

**Loud car complaint by neighbor**

A neighbor has complained that there is a loud car that drives around the neighborhood nearly every night around 3am.

**Depression in Sweetgum Drive**

Town of Farragut has been contacted and they are going to watch it for further development

**Adjacent neighborhoods have reached out wanting to use our pool**

We will send an email saying that only neighborhood residents and their guests will have access only

**MOTION:** 8:45pm 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 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  
June 30, 2025

	Current <u>Actual</u>	YTD <u>Actual</u>	Annual <u>Budget</u>
Opening Balance 6/1/2025	73,621.94	40,602.71	16,434.38
<b>Total Income</b>	<b>8.13</b>	<b>55,101.96</b>	<b>54,775.00</b>
Total Operating Expenses	4,430.49	25,311.72	41,848.95
Total Capital Projects	0.00	1,193.37	8,000.00
<b>Total Expenses</b>	<b>4,430.49</b>	<b>26,505.09</b>	<b>49,848.95</b>
<b>Net Income</b>	<b>(4,422.36)</b>	<b>28,596.87</b>	<b>4,926.05</b>
<b>Ending Bank Balance</b>	<b>69,199.58</b>	<b>69,199.58</b>	<b>21,360.43</b>

**Comments:** As of June 30, 136 homes have paid their 2025 HOA annual dues; 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>35,008.43</u>	Book Bal <u>31,286.04</u>	<u>66,294.47</u>
	Bank Bal 37,913.54	Tot Bank Bal 31,286.04	69,199.58
	OS Items:		
	1646 2,195.00	Savings Misc_1287 4,018.69	2,195.00
	1650 73.24	Savings Pool_5899 10,022.92	73.24
	1651 40.26	Savings Tennis_5873 <u>17,244.43</u>	40.26
	1652 175.00	31,286.04	175.00
	1653 268.70		268.70
	1654 152.91		152.91
	Total OS <u>2,905.11</u>	Total OS	<u>2,905.11</u>
	Adj Bank <u>35,008.43</u>	Adj Bank <u>31,286.04</u>	<u>66,294.47</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  
June 30, 2025

	Current <u>Actual</u>	YTD <u>Actual</u>	Annual <u>Budget</u>
Opening Book/ Bank Balance	<u>73,621.94</u>	40,602.71	16,434.38
<b>Income:</b>			
Dues - Payment received	-	54,300.00	55,100.00
Write off dues/ half off drawing		(800.00)	(400.00)
Newsletter Advertising	-	-	-
Interest/Other Income	8.13	1,571.96	15.00
Late Fees	<u>-</u>	<u>30.00</u>	<u>60.00</u>
	<u>8.13</u>	<u>55,101.96</u>	<u>54,775.00</u>
<b>Operating Expenses:</b>			
<b>Business:</b>			
Bank Lock Box	10.00	60.00	120.00
Quickbooks	<u>38.24</u>	<u>229.44</u>	<u>25.00</u>
<b>Total Bank Expenses</b>	<u>48.24</u>	<u>289.44</u>	<u>145.00</u>
Insurance	278.00	499.60	2,625.00
Legal	-	-	-
Office Supplies	-	111.40	840.00
Pool Permit	-	340.00	350.00
TN State Annual Report	-	20.00	50.00
Other Expense	<u>-</u>	<u>-</u>	<u>100.00</u>
<b>Total Business Expenses</b>	<u>278.00</u>	<u>971.00</u>	<u>3,965.00</u>
<b>Landscaping:</b>			
Mowing/Spraying	1,875.00	8,080.00	15,200.00
Trimming/Mulching/Weeding	<u>160.00</u>	<u>6,384.40</u>	<u>6,000.00</u>
<b>Total Landscaping</b>	<u>2,035.00</u>	<u>14,464.40</u>	<u>21,200.00</u>
<b>Social &amp; Decorations</b>	-	-	750.00
<b>Pool:</b>			
Labor and Maintenance	1,165.47	1,165.47	5,000.00
Supplies	<u>660.69</u>	<u>660.69</u>	<u>2,625.00</u>
<b>Total Pool</b>	<u>1,826.16</u>	<u>1,826.16</u>	<u>7,625.00</u>
<b>Repairs:</b>			
Tennis Courts	-	-	-
Electric		4,859.18	2,363.95
Misc. Repairs		1,568.00	<u>1,600.00</u>
<b>Total Repairs</b>	<u>-</u>	<u>6,427.18</u>	<u>3,963.95</u>
<b>Utilities:</b>			
Electric - LCUB	132.88	864.20	2,625.00
Phone - TDS	25.83	170.37	420.00
Water - First Utility	<u>84.38</u>	<u>298.97</u>	<u>1,155.00</u>
<b>Total Utilities</b>	<u>243.09</u>	<u>1,333.54</u>	<u>4,200.00</u>
<b>Total Operating Expenses</b>	<u>4,430.49</u>	<u>25,311.72</u>	<u>41,848.95</u>
<b>Operating Income or Loss</b>	<u>(4,422.36)</u>	<u>29,790.24</u>	<u>12,926.05</u>
<b>Capital Projects:</b>			
Pool Projects	-	-	1,000.00
- Pool (reserves)	-	-	3,000.00
Landscaping Projects	-	-	-
The Courts	-	-	-
- The Court (reserves)	-	-	3,000.00
Other Capital Projects		<u>1,193.37</u>	<u>1,000.00</u>
<b>Total Capital Projects</b>	<u>-</u>	<u>1,193.37</u>	<u>8,000.00</u>
<b>Net Income</b>	<u>(4,422.36)</u>	<u>28,596.87</u>	<u>4,926.05</u>
<b>Ending Bank Balance</b>	<u>69,199.58</u>	<u>69,199.58</u>	<u>21,360.43</u>