

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

July 23, 2025

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

Meeting Location: Sedgfield residence, July 23, 7:00 p.m.

Start July 23, 2025 7:08pm

MOTIONS/DISCUSSIONS

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

DISCUSSION: The next meeting will be on August 7, 2025 7pm

DISCUSSION: June Meeting minutes

Motion to approve (JM) Second (FT)

VOTE: Unanimous Aye

Financials

DISCUSSION: June Financials

As of June 30, 136 of the 138 have been paid

MOTION: Approve May Financials (DC)

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

DISCUSSION: Committees

Landscaping Committee - David Cotten

Sebas came and trimmed the holly bushes near the pool. Thank you Dennis Smith for making sure they did everything correctly

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, Deb Stegner

By Laws Committee - David Teasdale

Audit Committee - Jonathan Francis

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

DISCUSSION: Old Business

Courts Drainage Work

Reaching out to Silver Landscaping about getting a contract in place to ensure no liabilities lie with the neighborhood for the work that will be done. The new plan will not involve french drains but will instead focus on just leveling and sloping the area around the courts to allow the free flow of any water.

Entrance lights

Atomic Electric is working with the vendor to get a replacement light and is planned to be repaired by mid august. The vendor is replacing the broken one under warranty and Atomic Electric is replacing it for free

New board member

We have not found viable candidates at the moment

Weedman

It was discussed with them on how to improve weed control. They are good at turf weeds but not the best at flower bed weeds. We will seek a different company to weed flower beds.

DISCUSSION: New Business

Water Bill

The June water bill, which covers mid May to mid June, was higher than average. It was found that the toilet in the women's restroom was running due to the chain being caught.

Pool operation/maintenance

Two issues, the floor drain in the women's restroom needs to be replaced. One of the chlorinators needs maintenance and may need to be replaced due to regular wear and tear. This Saturday the chlorinators will be removed, cleaned, and inspected and if there is an issue it will be replaced.

Repairs to pool house fans

The timer switch has been replaced. But the fans need to be replaced and will be replaced next year.

Replacement picnic tables umbrellas

We have one remaining pool umbrella.

Ground maintenance

Trying to find companies to come and trim the bushes/trees once a year and weed the beds once a month. Sebas is great at doing the tuff care but we need bed, bushes

Outstanding homeowner invoices

2 Residents have not paid.

Both residents have been contacted and one said it will be paid by the end of July. The other resident is in the process of trying to pay.

MOTION (JF) We will decide in the august board meeting on how to exactly handle the late payments.

APPROVE: ALL

Initiate 2024 financial audit

We feel it is time to start the audit. This process will start this month

Pool cover

A quote for a new pool cover will be acquired this month to make sure we have a new cover for when the pool closes

End of summer cookout

Jeanette Talarico has volunteered to host an end of year grill out at the pool. Details coming soon

MOTION: 8:28pm 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
July 31, 2025

| | Current <u>Actual</u> | YTD <u>Actual</u> | Annual <u>Budget</u> |
|--------------------------|--------------------------|----------------------|-------------------------|
| Opening Balance 7/1/2025 | 69,199.58 | 40,602.71 | 16,434.38 |
| Total Income | 0.29 | 55,102.25 | 54,775.00 |
| Total Operating Expenses | 2,693.30 | 28,005.02 | 41,848.95 |
| Total Capital Projects | 2,463.70 | 3,657.07 | 8,000.00 |
| Total Expenses | 5,157.00 | 31,662.09 | 49,848.95 |
| Net Income | (5,156.71) | 23,440.16 | 4,926.05 |
| Ending Bank Balance | 64,042.87 | 64,042.87 | 21,360.43 |

Comments: As of July 31, 136 homes have paid their 2025 HOA annual dues; If payment for remaining 2 homes have not been paid by 8/15/25; the the Board will begin the process of issuing a lien again these 2 properties.

| | | |
|------------------|---------------------------------------|-------------------|
| Expenses: | Extraordinary Expenses to Date | |
| | Cut felled tree into pieces | \$1,260.00 |
| | Electrical repairs at Fleenor Rd | \$2,495.23 |
| | Replace Sedgefield Road Lights | \$2,094.88 |
| | | <u>\$5,870.11</u> |

Respectfully submitted,
Sedgefield HOA Treasurer

John McMichael

| | | | |
|------------------------|-----------------------------------|--------------------------------------|------------------|
| Reconciliation: | SmartBank Checking Account | SmartBank Savings Accounts | Totals |
| | Book Bal <u>32,756.83</u> | Book Bal <u>31,286.04</u> | <u>64,042.87</u> |
| | Bank Bal 32,756.83 | Tot Bank Bal 31,286.04 | 64,042.87 |
| | OS Items: | | |
| | | Savings Misc_1287 4,018.69 | |
| | | Savings Pool_5899 10,022.92 | |
| | | Savings Tennis_5873 <u>17,244.43</u> | |
| | | 31,286.04 | |
| | Total OS - | Total OS - | |
| | Adj Bank <u>32,756.83</u> | Adj Bank <u>31,286.04</u> | <u>64,042.87</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
July 31, 2025

| | Current <u>Actual</u> | YTD <u>Actual</u> | Annual <u>Budget</u> |
|----------------------------------|--------------------------|----------------------|-------------------------|
| Opening Book/ Bank Balance | <u>69,199.58</u> | <u>40,602.71</u> | <u>16,434.38</u> |
| Income: | | | |
| Dues - Payment received | - | 54,300.00 | 55,100.00 |
| Write off dues/ half off drawing | - | (800.00) | (400.00) |
| Newsletter Advertising | - | - | - |
| Interest/Other Income | 0.29 | 1,572.25 | 15.00 |
| Late Fees | - | 30.00 | 60.00 |
| | <u>0.29</u> | <u>55,102.25</u> | <u>54,775.00</u> |
| Operating Expenses: | | | |
| Business: | | | |
| Bank Lock Box | 10.00 | 70.00 | 120.00 |
| Quickbooks | <u>41.52</u> | <u>270.96</u> | <u>25.00</u> |
| Total Bank Expenses | <u>51.52</u> | <u>340.96</u> | <u>145.00</u> |
| Insurance | - | 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 | - | - | 100.00 |
| Total Business Expenses | - | <u>971.00</u> | <u>3,965.00</u> |
| Landscaping: | | | |
| Mowing/Spraying | - | 8,080.00 | 15,200.00 |
| Trimming/Mulching/Weeding | - | <u>6,384.40</u> | <u>6,000.00</u> |
| Total Landscaping | - | <u>14,464.40</u> | <u>21,200.00</u> |
| Social & Decorations | 113.50 | 113.50 | 750.00 |
| Pool: | | | |
| Labor and Maintenance | 1,282.01 | 2,447.48 | 5,000.00 |
| Supplies | <u>391.73</u> | <u>1,052.42</u> | <u>2,625.00</u> |
| Total Pool | <u>1,673.74</u> | <u>3,499.90</u> | <u>7,625.00</u> |
| Repairs: | | | |
| Tennis Courts | - | - | - |
| Electric | - | 4,859.18 | 2,363.95 |
| Misc. Repairs | - | 1,568.00 | 1,600.00 |
| Total Repairs | - | <u>6,427.18</u> | <u>3,963.95</u> |
| Utilities: | | | |
| Electric - LCUB | 316.68 | 1,180.88 | 2,625.00 |
| Phone - TDS | 77.87 | 248.24 | 420.00 |
| Water - First Utility | <u>459.99</u> | <u>758.96</u> | <u>1,155.00</u> |
| Total Utilities | <u>854.54</u> | <u>2,188.08</u> | <u>4,200.00</u> |
| Total Operating Expenses | <u>2,693.30</u> | <u>28,005.02</u> | <u>41,848.95</u> |
| Operating Income or Loss | <u>(2,693.01)</u> | <u>27,097.23</u> | <u>12,926.05</u> |
| Capital Projects: | | | |
| Pool Projects | - | - | 1,000.00 |
| - Pool (reserves) | - | - | 3,000.00 |
| Landscaping Projects | - | - | - |
| The Courts | - | - | - |
| - The Court (reserves) | - | - | 3,000.00 |
| Other Capital Projects | <u>2,463.70</u> | <u>3,657.07</u> | <u>1,000.00</u> |
| Total Capital Projects | <u>2,463.70</u> | <u>3,657.07</u> | <u>8,000.00</u> |
| Net Income | <u>(5,156.71)</u> | <u>23,440.16</u> | <u>4,926.05</u> |
| Ending Bank Balance | <u>64,042.87</u> | <u>64,042.87</u> | <u>21,360.43</u> |