

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

September 2, 2025

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

Meeting Location: Sedgefield residence, September 2, 7:00 p.m.

Start September 2, 2025 7:10pm

MOTIONS/DISCUSSIONS

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

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

DISCUSSION: August meeting minutes

A few corrections were made, primarily grammatical issues

Motion to approve (JM) Second (FT)

VOTE: Unanimous Aye

Financials

DISCUSSION: August Financials

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

The board has filed liens for both outstanding properties.

MOTION: Approve August Financials (JF)

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

Committees

Landscaping Committee - David Cotten

Recreation/Pool Committee - Jonathan Francis

PoolParty: A pool party is scheduled for Friday the 12th at 6pm.

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

The plan was modified to ensure no interference with fiber lines.

Silver landscaping or property doctors of TN

Silver mentioned they would not be responsible for repairs if there is an issue so the board decided to go with Property Doctors of TN.

Motion to approve getting them under contract (JF) Second (FT)

VOTE: Unanimous Aye

Grounds Maintenance:

Southern Design and another local company are being approached to see about services like trimming bushes, weeding flower beds, or weeding around the pool, entrances, and courts. The board is seeking a contractor for these more comprehensive services.

Sedgefield Entrance Lights

Replacement lights have been installed

DISCUSSION: New Business

The board will respond to residents that are interested in a Memorial plaque, or something, for Pat Fox. The board will review their proposed memorial with no funds coming from the HOA.

Motion for the board to stop the 2 half dues initiative at each annual meeting (JF) Second (FT)

VOTE: Unanimous Aye

Update to the directory and post online

Pool closing Sept 13th.

MOTION: 8:32pm Adjourn meeting (FT). **SEC:(JM)**. **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>

HOA PROPERTY INSURANCE ANALYSIS

Item	Description	Limit	Deductible	Premium	Premium Reduction
1	Tennis Courts	\$ 44,000.00	\$ 2,500.00	\$ 255.00	
2	Fences, entrance walls, arbors	\$ 3,500.00	\$ 2,500.00	\$ 75.00	\$ 75.00
3	Street lights/signs, parking/gas meters, traffic signals, flagpoles, fire alarm & similar equipment	\$ 10,700.00	\$ 2,500.00	\$ 138.00	\$ 138.00
4	Pool house; business personal property	\$ 93,000.00 \$ 16,700.00	\$ 2,500.00	\$ 674.00	
5	Pool liability only (general liability)			\$ 82.00	
6	Director liability coverage aggregate	\$ 1,000,000.00 \$ 2,000,000.00		\$ 359.00	
7	General liability coverage includes \$ 293 cyber coverage			\$ 692.00	
					\$ 293.00

Total annual premium \$ 2,275.00 \$ 506.00

Revised premium \$ 1,769.00

Sedgefield Homeowners Association

Income Statement - Summary

September 30, 2025

	<u>Current Actual</u>	<u>YTD Actual</u>	<u>Annual Budget</u>
Opening Balance 9/1/2025	59,854.59	40,602.71	16,434.38
Total Income	458.10	55,760.61	54,775.00
Total Operating Expenses	5,200.17	37,593.73	41,848.95
Total Capital Projects	0.00	3,657.07	8,000.00
Total Expenses	5,200.17	41,250.80	49,848.95
Net Income	(4,742.07)	14,509.81	4,926.05
Ending Bank Balance	55,112.52	55,112.52	21,360.43

Comments: As of September 30, 137 homes have paid their 2025 HOA annual dues;. The the Board has filed a lien against the one remaining property.

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
	\$5,870.11

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>23,393.59</u>		Book Bal	<u>31,293.93</u>	<u>54,687.52</u>
Bank Bal	23,818.59		Tot Bank Bal	31,293.93	55,112.52
OS Items:					
			Savings Misc_1287	4,019.70	425.00
1670	425.00		Savings Pool_5899	10,025.45	
			Savings Tennis_5873	<u>17,248.78</u>	
				31,293.93	
Total OS	<u>425.00</u>		Total OS		<u>425.00</u>
Adj Bank	<u>23,393.59</u>		Adj Bank	<u>31,293.93</u>	<u>54,687.52</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
September 30, 2025

	Current Actual	YTD Actual	Annual Budget
Opening Book/ Bank Balance	<u>59,854.59</u>	<u>40,602.71</u>	<u>16,434.38</u>
Income:			
Dues - Payment received	400.00	54,700.00	55,100.00
Write off dues/ half off drawing		(600.00)	(400.00)
Newsletter Advertising	-	-	-
Interest/Other Income	8.10	1,580.61	15.00
Late Fees	<u>50.00</u>	<u>80.00</u>	<u>60.00</u>
	<u>458.10</u>	<u>55,760.61</u>	<u>54,775.00</u>
Operating Expenses:			
Business:			
Bank Lock Box	10.00	90.00	120.00
Quickbooks	<u>41.52</u>	<u>354.00</u>	<u>25.00</u>
Total Bank Expenses	<u>51.52</u>	<u>444.00</u>	<u>145.00</u>
Insurance	1,729.00	2,228.60	2,625.00
Legal	12.00	12.00	-
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>1,741.00</u>	<u>2,712.00</u>	<u>3,965.00</u>
Landscaping:			
Mowing/Spraying	1,500.00	12,605.00	15,200.00
Trimming/Mulching/Weeding	-	<u>6,384.40</u>	<u>6,000.00</u>
Total Landscaping	<u>1,500.00</u>	<u>18,989.40</u>	<u>21,200.00</u>
Social & Decorations	257.28	370.78	750.00
Pool:			
Labor and Maintenance	525.00	3,497.48	5,000.00
Supplies	<u>471.83</u>	<u>1,524.25</u>	<u>2,625.00</u>
Total Pool	<u>996.83</u>	<u>5,021.73</u>	<u>7,625.00</u>
Repairs:			
Tennis Courts	-	-	-
Electric		4,859.18	2,363.95
Misc. Repairs		1,568.00	<u>1,600.00</u>
Total Repairs	-	<u>6,427.18</u>	<u>3,963.95</u>
Utilities:			
Electric - LCUB	387.76	1,943.93	2,625.00
Phone - TDS	50.36	348.96	420.00
Water - First Utility	<u>215.42</u>	1,335.75	<u>1,155.00</u>
Total Utilities	<u>653.54</u>	<u>3,628.64</u>	<u>4,200.00</u>
Total Operating Expenses	<u>5,200.17</u>	<u>37,593.73</u>	<u>41,848.95</u>
Operating Income or Loss	<u>(4,742.07)</u>	<u>18,166.88</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>3,657.07</u>	<u>1,000.00</u>
Total Capital Projects	-	<u>3,657.07</u>	<u>8,000.00</u>
Net Income	<u>(4,742.07)</u>	<u>14,509.81</u>	<u>4,926.05</u>
Ending Bank Balance	<u>55,112.52</u>	<u>55,112.52</u>	<u>21,360.43</u>