

**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: Sedgfield 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;	\$ 93,000.00	\$ 2,500.00	\$ 674.00	
	business personal property	\$ 16,700.00			
5	Pool liability only (general liability)			\$ 82.00	
6	Director liability coverage	\$ 1,000,000.00		\$ 359.00	
	aggregate	\$ 2,000,000.00			
7	General liability coverage			\$ 692.00	
	includes \$ 293 cyber coverage				\$ 293.00

Total annual premium \$ 2,275.00 \$ 506.00

**Revised premium \$ 1,769.00**

Sedgefield Homeowners Association  
Income Statement - Summary  
September 30, 2025

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

**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.

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

Respectfully submitted, John McMichael  
Sedgefield HOA Treasurer

<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:		
	1670 425.00	Savings Misc_1287 4,019.70	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 <u>Actual</u>	YTD <u>Actual</u>	Annual <u>Budget</u>
Opening Book/ Bank Balance	<u>59,854.59</u>	<u>40,602.71</u>	<u>16,434.38</u>
<b>Income:</b>			
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>
<b>Operating Expenses:</b>			
<b>Business:</b>			
Bank Lock Box	10.00	90.00	120.00
Quickbooks	<u>41.52</u>	<u>354.00</u>	<u>25.00</u>
<b>Total Bank Expenses</b>	<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	-	-	<u>100.00</u>
<b>Total Business Expenses</b>	<u>1,741.00</u>	<u>2,712.00</u>	<u>3,965.00</u>
<b>Landscaping:</b>			
Mowing/Spraying	1,500.00	12,605.00	15,200.00
Trimming/Mulching/Weeding	-	<u>6,384.40</u>	<u>6,000.00</u>
<b>Total Landscaping</b>	<u>1,500.00</u>	<u>18,989.40</u>	<u>21,200.00</u>
<b>Social &amp; Decorations</b>	257.28	370.78	750.00
<b>Pool:</b>			
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>
<b>Total Pool</b>	<u>996.83</u>	<u>5,021.73</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>6,427.18</u>	<u>3,963.95</u>
<b>Utilities:</b>			
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>
<b>Total Utilities</b>	<u>653.54</u>	<u>3,628.64</u>	<u>4,200.00</u>
<b>Total Operating Expenses</b>	<u>5,200.17</u>	<u>37,593.73</u>	<u>41,848.95</u>
<b>Operating Income or Loss</b>	<u>(4,742.07)</u>	<u>18,166.88</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		3,657.07	<u>1,000.00</u>
<b>Total Capital Projects</b>	-	<u>3,657.07</u>	<u>8,000.00</u>
<b>Net Income</b>	<u>(4,742.07)</u>	<u>14,509.81</u>	<u>4,926.05</u>
<b>Ending Bank Balance</b>	<u>55,112.52</u>	<u>55,112.52</u>	<u>21,360.43</u>