

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

October 7, 2025

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

Meeting Location: Sedgefield residence, October 7, 7:00 p.m.

**Start October 7, 2025 7:21pm**

#### **MOTIONS/DISCUSSIONS**

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

**DISCUSSION:** The next meeting will be on November 4, 2025 7pm

#### **DISCUSSION: September meeting minutes**

Motion to approve (JM) Second (FT)

**VOTE:** Unanimous Aye

#### **Financials**

##### **DISCUSSION: September Financials**

As of September 30, 137 of the 138 have been paid

The board has filed liens for the outstanding property.

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

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

#### **Committees**

Landscaping Committee - David Cotten

Knox Green weeded the beds at the entrances

Getting additional quote for weeding and grass cutting from Venture

Recreation/Pool Committee - Jonathan Francis

Some brass washers on the pool cover need to be replaced.

Old pool cover is on now but a new cover will be purchased once the exact dimensions are confirmed.

Budget Committee - Jonathan Francis

Social Committee - Jane Cade, Sharon Meade, Li Li

Chili Cook Out October 26 at 3pm

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

Welcoming Committee - David Cotten, Deb Stegner

Thank you Deb for making sure our new neighbors are recognized

By Laws Committee - David Teasdale

Audit Committee - Jonathan Francis

Getting team together right now for an audit in the coming month

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

Working with Silver and Property Docktors on plans for drainage around the pool

#### **DISCUSSION: Old Business**

## DISCUSSION: New Business

Working on getting new quotes for landscaping from different companies  
Beginning to prepare 2026 budget  
Make sure if neighbors are doing any construction on the exterior of their property

**MOTION:** 8:42pm Adjourn meeting (FT). **SEC:**(DC). **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**  
**October 31, 2025**

	<u>Current Actual</u>	<u>YTD Actual</u>	<u>Annual Budget</u>
<b>Opening Balance 10/1/2025</b>	<b>55,112.52</b>	<b>40,602.71</b>	<b>16,434.38</b>
<b>Total Income</b>	<b>430.20</b>	<b>56,190.81</b>	<b>54,775.00</b>
<b>Total Operating Expenses</b>	<b>1,029.13</b>	<b>38,622.86</b>	<b>41,848.95</b>
<b>Total Capital Projects</b>	<b>0.00</b>	<b>3,657.07</b>	<b>8,000.00</b>
<b>Total Expenses</b>	<b><u>1,029.13</u></b>	<b><u>42,279.93</u></b>	<b><u>49,848.95</u></b>
<b>Net Income</b>	<b>(598.93)</b>	<b>13,910.88</b>	<b>4,926.05</b>
<b>Ending Bank Balance</b>	<b><u>54,513.59</u></b>	<b><u>54,513.59</u></b>	<b><u>21,360.43</u></b>

**Comments:** As of October 31, All homeowners have paid their 2025 HOA annual dues.

**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
	<b>\$5,870.11</b>

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	<b><u>23,169.66</u></b>		Book Bal	<b><u>31,293.93</u></b>
Bank Bal	23,219.66		Tot Bank Bal	31,293.93
OS Items:				54,513.59
1672	\$50.00		Savings Misc_1287	4,019.70
			Savings Pool_5899	10,025.45
			Savings Tennis_5873	<u>17,248.78</u>
				31,293.93
Total OS	<b><u>\$50.00</u></b>		Total OS	<b><u>\$50.00</u></b>
Adj Bank	<b><u>23,169.66</u></b>		Adj Bank	<b><u>31,293.93</u></b>
Recon Diff	<b><u>0.00</u></b>		Recon Diff	<b><u>0.00</u></b>

**Sedgefield Homeowners Association**  
**Sedgefield Homeowners Association**  
**Income Statement -Detailed**  
**October 31, 2025**

	<u>Current Actual</u>	<u>YTD Actual</u>	<u>Annual Budget</u>
<b>Opening Book/ Bank Balance</b>	<b><u>55,112.52</u></b>	<b><u>40,602.71</u></b>	<b><u>16,434.38</u></b>
<b>Income:</b>			
Dues - Payment received	400.00	55,100.00	55,100.00
Write off dues/ half off drawing		(600.00)	(400.00)
Newsletter Advertising	-	-	-
Interest/Other Income	0.20	1,580.81	15.00
Late Fees	<u>30.00</u>	<u>110.00</u>	<u>60.00</u>
	<b><u>430.20</u></b>	<b><u>56,190.81</u></b>	<b><u>54,775.00</u></b>
<b>Operating Expenses:</b>			
<b>Business:</b>			
Bank Lock Box	10.00	100.00	120.00
Quickbooks	<u>41.52</u>	<u>395.52</u>	<u>25.00</u>
<b>Total Bank Expenses</b>	<b><u>51.52</u></b>	<b><u>495.52</u></b>	<b><u>145.00</u></b>
Insurance		2,228.60	2,625.00
Legal	12.00	24.00	-
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>	<b><u>12.00</u></b>	<b><u>2,724.00</u></b>	<b><u>3,965.00</u></b>
<b>Landscaping:</b>			
Mowing/Spraying		12,605.00	15,200.00
Trimming/Mulching/Weeding	-	<u>6,384.40</u>	<u>6,000.00</u>
<b>Total Landscaping</b>	<b><u>-</u></b>	<b><u>18,989.40</u></b>	<b><u>21,200.00</u></b>
<b>Social &amp; Decorations</b>		370.78	750.00
<b>Pool:</b>			
Labor and Maintenance	425.00	3,922.48	5,000.00
Supplies		<u>1,524.25</u>	<u>2,625.00</u>
<b>Total Pool</b>	<b><u>425.00</u></b>	<b><u>5,446.73</u></b>	<b><u>7,625.00</u></b>
<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>	<b><u>-</u></b>	<b><u>6,427.18</u></b>	<b><u>3,963.95</u></b>
<b>Utilities:</b>			
Electric - LCUB	403.01	2,346.94	2,625.00
Phone - TDS	50.36	399.32	420.00
Water - First Utility	<u>87.24</u>	1,422.99	<u>1,155.00</u>
<b>Total Utilities</b>	<b><u>540.61</u></b>	<b><u>4,169.25</u></b>	<b><u>4,200.00</u></b>
<b>Total Operating Expenses</b>	<b><u>1,029.13</u></b>	<b><u>38,622.86</u></b>	<b><u>41,848.95</u></b>
<b>Operating Income or Loss</b>	<b><u>(598.93)</u></b>	<b><u>22,310.02</u></b>	<b><u>12,926.05</u></b>
<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>3,657.07</u>	<u>1,000.00</u>
<b>Total Capital Projects</b>	<b><u>-</u></b>	<b><u>3,657.07</u></b>	<b><u>8,000.00</u></b>
<b>Net Income</b>	<b><u>(598.93)</u></b>	<b><u>13,910.88</u></b>	<b><u>4,926.05</u></b>
<b>Ending Bank Balance</b>	<b><u>54,513.59</u></b>	<b><u>54,513.59</u></b>	<b><u>21,360.43</u></b>