

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

November 4, 2025

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

Meeting Location: Sedgefield residence, November 4, 7:00 p.m.

Start November 4, 2025 7:16pm

MOTIONS/DISCUSSIONS

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

DISCUSSION: The next meeting will be on December 16, 2025 7pm

DISCUSSION: October meeting minutes

Motion to approve (JF) Second (FT)

VOTE: Unanimous Aye

Financials

DISCUSSION: October Financials

As of October 31, All homeowners have paid their 2025 HOA dues

MOTION: Approve October Financials (DC)

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

Committees

Landscaping Committee - David Cotten

Recreation/Pool Committee - Jonathan Francis

Budget Committee - Jonathan Francis

Social Committee - Jane Cade, Sharon Meade, Li Li

Thank you to the Talarico family for organizing and running the Chili Cook Off

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

Will meet this November to go over the audit

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

DISCUSSION: Old Business

Drainage around the courts

Both contractors have backed out of doing the work citing the safety of the doing the work around the fiber

The board will no longer pursue the drainage work around the courts

Pool Cover

We will order the new one August 2026 instead of ordering it now and storing it.

Landscapers

For bed maintenance, mulching, mowing, shrub trimming, and crepe myrtle trimming
Three quotes were obtained Knox Green, Venture Landscaping, and Southern Design

MOTION: Knox Green will be the landscaper, bed maintainer, and mulching for \$5400 next year and Seba's will continue cutting the grass. (JF). **SEC:**(DC). **VOTE:** Unanimous Aye

2026 Budget

Discussed additions to the budget for finalizing a final draft for homeowners that will be delivered to homeowners in January

DISCUSSION: New Business

MOTION: 8:08pm 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>

Sedgefield Homeowners Association
Income Statement - Summary
November 30, 2025

	Current <u>Actual</u>	YTD <u>Actual</u>	Annual <u>Budget</u>
Opening Balance 11/1/2025	54,513.59	40,602.71	16,434.38
Total Income		56,190.99	54,775.00
Total Operating Expenses	2,577.01	41,199.87	41,848.95
Total Capital Projects	<u>0.00</u>	<u>3,657.07</u>	<u>8,000.00</u>
Total Expenses	<u>2,577.01</u>	<u>44,856.94</u>	<u>49,848.95</u>
Net Income	<u>(2,577.01)</u>	<u>11,334.05</u>	<u>4,926.05</u>
Ending Bank Balance	<u>51,936.58</u>	<u>51,936.76</u>	<u>21,360.43</u>

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	<u>\$2,094.88</u>
		<u>\$5,870.11</u>

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>20,492.84</u>	Book Bal <u>31,293.93</u>	<u>51,786.77</u>
	Bank Bal 20,642.84	Tot Bank Bal 31,293.93	51,936.77
	OS Items:		
	1675 \$150.00	Savings Misc_1287 4,019.70	\$150.00
		Savings Pool_5899 10,025.45	
		Savings Tennis_5873 <u>17,248.78</u>	
		31,293.93	
	Total OS <u>\$150.00</u>	Total OS <u>\$150.00</u>	
	Adj Bank <u>20,492.84</u>	Adj Bank <u>31,293.93</u>	<u>51,786.77</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
November 30, 2025

	Current <u>Actual</u>	YTD <u>Actual</u>	Annual <u>Budget</u>
Opening Book/ Bank Balance	<u>54,513.59</u>	<u>40,602.71</u>	<u>16,434.38</u>
Income:			
Dues - Payment received		55,100.00	55,100.00
Write off dues/ half off drawing		(600.00)	(400.00)
Newsletter Advertising	-	-	-
Interest/Other Income	0.18	1,580.99	15.00
Late Fees	-	<u>110.00</u>	<u>60.00</u>
	<u>0.18</u>	<u>56,190.99</u>	<u>54,775.00</u>
Operating Expenses:			
Business:			
Bank Lock Box	10.00	110.00	120.00
Quickbooks	<u>41.52</u>	<u>437.04</u>	<u>25.00</u>
Total Bank Expenses	<u>51.52</u>	<u>547.04</u>	<u>145.00</u>
Insurance		2,228.60	2,625.00
Legal	-	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>
Total Business Expenses	-	<u>2,724.00</u>	<u>3,965.00</u>
Landscaping:			
Mowing/Spraying		12,605.00	15,200.00
Trimming/Mulching/Weeding	<u>1,883.25</u>	<u>8,267.65</u>	<u>6,000.00</u>
Total Landscaping	<u>1,883.25</u>	<u>20,872.65</u>	<u>21,200.00</u>
Social & Decorations	222.40	593.18	750.00
Pool:			
Labor and Maintenance		3,922.48	5,000.00
Supplies		1,524.25	<u>2,625.00</u>
Total Pool	-	<u>5,446.73</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	300.12	2,647.06	2,625.00
Phone - TDS	2.86	402.18	420.00
Water - First Utility	<u>116.86</u>	1,539.85	<u>1,155.00</u>
Total Utilities	<u>419.84</u>	<u>4,589.09</u>	<u>4,200.00</u>
Total Operating Expenses	<u>2,577.01</u>	<u>41,199.87</u>	<u>41,848.95</u>
Operating Income or Loss	<u>(2,576.83)</u>	<u>20,332.12</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>(2,576.83)</u>	<u>11,932.98</u>	<u>4,926.05</u>
Ending Bank Balance	<u>51,936.76</u>	<u>51,936.76</u>	<u>21,360.43</u>