

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

December 16, 2025

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

Meeting Location: Sedgefield residence, December 16, 7:00 p.m.

**Start December 16, 2025 7:02pm**

**MOTIONS/DISCUSSIONS**

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

**DISCUSSION:** The next meeting will be on January 6, 2026 7pm

**DISCUSSION: November meeting minutes**

Motion to approve (JF) Second (FT)

**VOTE:** Unanimous Aye

**Financials**

**DISCUSSION: November Financials**

Leaf removal was completed and paid for this month

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

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

**Committees**

Landscaping Committee - David Cotten

Recreation/Pool/Courts Committee - Jonathan Francis

Budget Activities - Jonathan Francis

Social Activities - Jane Cade, Sharon Meade, Li Li

Thank you to Jane and Sharon for the festive decorations at the main entrance. They look beautiful.

Thank you Sharon Meade for setting up and hosting the Santa Visit and collecting donations for Isiah's house

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

Welcoming Activities - David Cotten, Deb Stegner

By Laws Activities - David Teasdale

Audit Activities - Jonathan Francis

**DISCUSSION: Old Business**

Replaced photo cell on Sedgefield Rd to help the lights turn on/off at the correct times

**DISCUSSION: New Business**

Trash Can wheels broken at the courts

**Annual Board meeting January 18th at 3:30pm at Christ Covenant Church**

**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**

**December 31, 2025**

	<u>Current Actual</u>	<u>YTD Actual</u>	<u>Annual Budget</u>
<b>Opening Balance 12/1/2025</b>	<b>51,936.76</b>	<b>40,602.71</b>	<b>40,898.53</b>
<b>Total Income</b>	<b>408.07</b>	<b>56,599.06</b>	<b>54,775.00</b>
<b>Total Operating Expenses</b>	<b>3,872.43</b>	<b>45,072.30</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>3,872.43</b>	<b>48,729.37</b>	<b>49,848.95</b>
<b>Net Income</b>	<b>(3,464.36)</b>	<b>7,869.69</b>	<b>4,926.05</b>
<b>Ending Bank Balance</b>	<b>48,472.40</b>	<b>48,472.40</b>	<b>45,824.58</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	\$2,990.22
Replace Sedgefield Road Lights	\$2,094.88
	<b>\$6,345.10</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	<b>17,170.58</b>	Book Bal	<b>31,301.82</b>
Bank Bal	17,170.58	Tot Bank Bal	31,301.82
OS Items:			48,472.40

Savings Misc_1287	4,020.71
Savings Pool_5899	10,027.98
Savings Tennis_5873	<b>17,253.13</b>
	31,301.82

Total OS	\$0.00	Total OS	\$0.00
Adj Bank	<b>17,170.58</b>	Adj Bank	<b>31,301.82</b>
Recon Diff	<b>0.00</b>	Recon Diff	<b>0.00</b>

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

	<u>Current Actual</u>	<u>YTD Actual</u>	<u>Annual Budget</u>
<b>Opening Book/ Bank Balance</b>	<b><u>51,936.76</u></b>	<b><u>40,602.71</u></b>	<b><u>40,898.53</u></b>
<b>Income:</b>			
Dues - Payment received	400.00	55,500.00	55,100.00
Write off dues/ half off drawing		(600.00)	(400.00)
Newsletter Advertising	-	-	-
Interest/Other Income	8.07	1,589.06	15.00
Late Fees	-	110.00	60.00
	<b><u>408.07</u></b>	<b><u>56,599.06</u></b>	<b><u>54,775.00</u></b>
<b>Operating Expenses:</b>			
<b>Business:</b>			
Bank Lock Box	10.00	120.00	120.00
Quickbooks	<u>41.52</u>	478.56	<u>25.00</u>
<b>Total Bank Expenses</b>	<b><u>51.52</u></b>	<b><u>598.56</u></b>	<b><u>145.00</u></b>
Insurance		2,228.60	2,625.00
Legal	-	24.00	-
Office Supplies	168.72	280.12	840.00
Pool Permit	-	340.00	350.00
TN State Annual Report	-	20.00	50.00
Other Expense	-		100.00
<b>Total Business Expenses</b>	<b><u>168.72</u></b>	<b><u>2,892.72</u></b>	<b><u>3,965.00</u></b>
<b>Landscaping:</b>			
Mowing/Spraying	3,155.00	15,760.00	15,200.00
Trimming/Mulching/Weeding	<u>150.00</u>	8,417.65	<u>6,000.00</u>
<b>Total Landscaping</b>	<b><u>3,305.00</u></b>	<b><u>24,177.65</u></b>	<b><u>21,200.00</u></b>
<b>Social &amp; Decorations</b>	100.00	693.18	750.00
<b>Pool:</b>			
Labor and Maintenance		3,922.48	5,000.00
Supplies		1,524.25	<u>2,625.00</u>
<b>Total Pool</b>	<b><u>-</u></b>	<b><u>5,446.73</u></b>	<b><u>7,625.00</u></b>
<b>Repairs:</b>			
Tennis Courts	-	-	-
Electric	17.40	4,876.58	2,363.95
Misc. Repairs		1,568.00	<u>1,600.00</u>
<b>Total Repairs</b>	<b><u>17.40</u></b>	<b><u>6,444.58</u></b>	<b><u>3,963.95</u></b>
<b>Utilities:</b>			
Electric - LCUB	159.25	2,806.31	2,625.00
Phone - TDS	26.30	428.48	420.00
Water - First Utility	<u>44.24</u>	1,584.09	<u>1,155.00</u>
<b>Total Utilities</b>	<b><u>229.79</u></b>	<b><u>4,818.88</u></b>	<b><u>4,200.00</u></b>
<b>Total Operating Expenses</b>	<b><u>3,872.43</u></b>	<b><u>45,072.30</u></b>	<b><u>41,848.95</u></b>
<b>Operating Income or Loss</b>	<b><u>(3,464.36)</u></b>	<b><u>11,526.76</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>(3,464.36)</u></b>	<b><u>7,869.69</u></b>	<b><u>4,926.05</u></b>
<b>Ending Bank Balance</b>	<b><u>48,472.40</u></b>	<b><u>48,472.40</u></b>	<b><u>45,824.58</u></b>