

**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: Sedgfield 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 Sedgfield 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

	Current <u>Actual</u>	YTD <u>Actual</u>	Annual <u>Budget</u>
Opening Balance 12/1/2025	51,936.76	40,602.71	40,898.53
Total Income	408.07	56,599.06	54,775.00
Total Operating Expenses	3,872.43	45,072.30	41,848.95
Total Capital Projects	<u>0.00</u>	<u>3,657.07</u>	<u>8,000.00</u>
Total Expenses	<u>3,872.43</u>	<u>48,729.37</u>	<u>49,848.95</u>
Net Income	<u>(3,464.36)</u>	<u>7,869.69</u>	<u>4,926.05</u>
Ending Bank Balance	<u>48,472.40</u>	<u>48,472.40</u>	<u>45,824.58</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	\$2,990.22
	Replace Sedgefield Road Lights	<u>\$2,094.88</u>
		<u>\$6,345.10</u>

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>17,170.58</u>	Book Bal <u>31,301.82</u>	<u>48,472.40</u>
	Bank Bal 17,170.58	Tot Bank Bal 31,301.82	48,472.40
	OS Items:		
		Savings Misc_1287 4,020.71	
		Savings Pool_5899 10,027.98	
		Savings Tennis_5873 <u>17,253.13</u>	
		31,301.82	
	Total OS <u>\$0.00</u>	Total OS <u>\$0.00</u>	
	Adj Bank <u>17,170.58</u>	Adj Bank <u>31,301.82</u>	<u>48,472.40</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
December 31, 2025

	Current	YTD	Annual
	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>
Opening Book/ Bank Balance	<u>51,936.76</u>	<u>40,602.71</u>	<u>40,898.53</u>
Income:			
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	<u>-</u>	<u>110.00</u>	<u>60.00</u>
	<u>408.07</u>	<u>56,599.06</u>	<u>54,775.00</u>
Operating Expenses:			
Business:			
Bank Lock Box	10.00	120.00	120.00
Quickbooks	<u>41.52</u>	478.56	<u>25.00</u>
Total Bank Expenses	<u>51.52</u>	<u>598.56</u>	<u>145.00</u>
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	<u>-</u>	-	<u>100.00</u>
Total Business Expenses	<u>168.72</u>	<u>2,892.72</u>	<u>3,965.00</u>
Landscaping:			
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>
Total Landscaping	<u>3,305.00</u>	<u>24,177.65</u>	<u>21,200.00</u>
Social & Decorations	100.00	693.18	750.00
Pool:			
Labor and Maintenance		3,922.48	5,000.00
Supplies		1,524.25	<u>2,625.00</u>
Total Pool	<u>-</u>	<u>5,446.73</u>	<u>7,625.00</u>
Repairs:			
Tennis Courts	-	-	-
Electric	17.40	4,876.58	2,363.95
Misc. Repairs		1,568.00	<u>1,600.00</u>
Total Repairs	<u>17.40</u>	<u>6,444.58</u>	<u>3,963.95</u>
Utilities:			
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>
Total Utilities	<u>229.79</u>	<u>4,818.88</u>	<u>4,200.00</u>
Total Operating Expenses	<u>3,872.43</u>	<u>45,072.30</u>	<u>41,848.95</u>
Operating Income or Loss	<u>(3,464.36)</u>	<u>11,526.76</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		3,657.07	<u>1,000.00</u>
Total Capital Projects	<u>-</u>	<u>3,657.07</u>	<u>8,000.00</u>
Net Income	<u>(3,464.36)</u>	<u>7,869.69</u>	<u>4,926.05</u>
Ending Bank Balance	<u>48,472.40</u>	<u>48,472.40</u>	<u>45,824.58</u>