

**SEDGEFIELD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
JANUARY 2026**

January 6, 2026

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

Meeting Location: Sedgefield residence, January 6, 7:00 p.m.

Start January 6, 7:09pm

MOTIONS/DISCUSSIONS

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

DISCUSSION: The next meeting will be on February 3, 2026 7pm

DISCUSSION: December meeting minutes

Adjusted the names of committees, only ones named in the by laws and covenant and restrictions. Otherwise they will be called activities

Motion to approve (JF) Second (FT)

VOTE: Unanimous Aye

Financials

DISCUSSION: December Financials

MOTION: Approve December Financials (DC)

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

Committees

Landscaping Committee - David Cotten

Recreation/Pool/Courts Committee - Jonathan Francis

Thank you to Dave Willis for replacing the drain cover in the restroom at the pool

Budget Activities - Jonathan Francis

Social Activities - Jane Cade, Sharon Meade, Li Li

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

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

Thank you to John McMichael and David Willis for repairing the trash can at the pool.

Fleenor entrance lights have been repaired after a faulty transformer was replaced

DISCUSSION: New Business

Annual Meeting

Email neighborhood - 2024 Audit, 2025 Annual meeting minutes, 2025 Financial Report

Nominations and ballots

DISCUSSION: Li Li removal from the board

MOTION: John McMichael citing Article 9 section 1 paragraph f of the By Laws motions to remove Li Li from the board due to absenteeism (JM)

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

DISCUSSION: Reviewed Budget for 2026

MOTION: Approve 2026 budget with no adjustments (DC)

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

MOTION: 8:35pm 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 Sedgfield Covenants & Restrictions, Article XIII. The form is available on the SHOA website.

<https://sedgfieldhoa.com>

The By Laws, Declaration of Covenants and Restrictions, Forms, and Residents Directory are available on the SHOA website. <https://sedgfieldhoa.com>

Sedgefield Homeowners Association
 Income Statement - Summary
 1/31/2026

	Current <u>Actual</u>	YTD <u>Actual</u>	Annual <u>Budget</u>
Opening Balance 1/1/2026	48,472.40	48,472.40	48,472.40
Total Income	17,600.18	17,600.18	55,232.00
Total Operating Expenses	1,019.08	1,019.08	45,378.24
Total Capital Projects	0.00	0.00	51,441.61
Total Expenses	<u>1,019.08</u>	<u>1,019.08</u>	<u>96,819.85</u>
Net Income	<u>16,581.10</u>	<u>16,581.10</u>	<u>(41,587.85)</u>
Ending Bank Balance	<u>65,053.50</u>	<u>65,053.50</u>	<u>6,884.55</u>

Comments: As of 1/31/2026, 44 homeowners have paid their annual HOA dues. Thank you!

Expenses: Extraordinary Expenses to Date
 None to date

Respectfully submitted, John McMichael
 Sedgefield HOA Treasurer

Handwritten: [Signature] Feb 3, 2026
 9-9-2026

Reconciliation: SmartBank Checking Account

Book Bal	<u>21,004.81</u>
Bank Bal	21,004.81
OS Items:	

SmartBank Savings Accounts Totals

Book Bal	<u>44,048.69</u>	<u>65,053.50</u>
Tot Bank Bal	44,048.69	65,053.50

Savings Misc_1287	4,020.71
Savings Pool_5899	14,027.98
Savings Tennis_5873	26,000.00
	<u>44,048.69</u>

Total OS	<u>\$0.00</u>
Adj Bank	<u>21,004.81</u>
Recon Diff	<u>0.00</u>

Total OS	<u>\$0.00</u>	
Adj Bank	<u>44,048.69</u>	<u>65,053.50</u>
Recon Diff	<u>0.00</u>	<u>0.00</u>

Sedgefield Homeowners Association
Sedgefield Homeowners Association
Income Statement -Detailed
January 31, 2026

	Current <u>Actual</u>	YTD <u>Actual</u>	Annual <u>Budget</u>	
Opening Book/ Bank Balance	<u>48,472.40</u>	<u>48,472.40</u>	<u>48,472.40</u>	
Income:				
Dues - Payment received	17,600.00	17,600.00	55,200.00	
Write off dues/ half off drawing	-	-	-	
Newsletter Advertising	-	-	-	
Interest/Other Income	0.18	0.18	32.00	
Late Fees	-	-	-	
	<u>17,600.18</u>	<u>17,600.18</u>	<u>55,232.00</u>	
Operating Expenses:				
Business:				
Bank Lock Box	10.00	10.00	120.00	
Quickbooks	<u>131.05</u>	131.05	<u>498.24</u>	
Total Bank Expenses	<u>141.05</u>	<u>141.05</u>	<u>618.24</u>	
Insurance			1,950.00	
Legal	-	-	50.00	
Office Supplies	71.13	71.13	600.00	
Pool Permit	-	-	350.00	
TN State Annual Report	-	-	50.00	
Other Expense	<u>100.00</u>	100.00	<u>100.00</u>	
Total Business Expenses	<u>171.13</u>	<u>171.13</u>	<u>3,100.00</u>	
Landscaping:				
Mowing/Spraying	-	-	13,860.00	
Trimming/Mulching/Weeding			<u>6,500.00</u>	
Total Landscaping	-	-	<u>20,360.00</u>	
Social	-	-	375.00	
Decorations			<u>375.00</u>	
Total	-	-	<u>750.00</u>	
Pool:				
Labor and Maintenance			5,600.00	
Supplies			<u>4,400.00</u>	
Total Pool	-	-	<u>10,000.00</u>	
Repairs:				
Tennis Courts	-	-	500.00	
Electric	469.94	469.94	3,500.00	
Misc. Repairs			<u>1,500.00</u>	
Total Repairs	<u>469.94</u>	<u>469.94</u>	<u>5,500.00</u>	
Utilities:				
Electric - LCUB	164.24	164.24	2,900.00	
Phone - TDS	26.30	26.30	500.00	
Water - First Utility	<u>46.42</u>	46.42	<u>1,650.00</u>	
Total Utilities	<u>236.96</u>	<u>236.96</u>	<u>5,050.00</u>	
Total Operating Expenses	<u>1,019.08</u>	<u>1,019.08</u>	<u>45,378.24</u>	
Operating Income or Loss	<u>16,581.10</u>	<u>16,581.10</u>	<u>9,853.76</u>	
Capital Projects:				
Pool Projects	-	-		
-Pool Cover (spend)			3,500.00	S
- Pool (reserves)	-	-	14,022.92	R
Landscaping Projects	-	-	3,900.00	S
The Courts	-	-		
- The Court(spend)	-	-	26,000.00	S
Other Capital Projects			<u>4,018.69</u>	R
Total Capital Projects	-	-	<u>51,441.61</u>	
Net Income	<u>16,581.10</u>	<u>16,581.10</u>	<u>(41,587.85)</u>	
Ending Bank Balance	<u>65,053.50</u>	<u>65,053.50</u>	<u>6,884.55</u>	