

SEDGEFIELD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
FEBRUARY 2026

February 3, 2026

Present: David Cotten (DC), John McMichael (JMc), Jonathan Francis (JF), Fred Talarico (FT), Deb Stegner (DS), Bill Wishart (BW), Scott Retterer (SR), Kathy Hylton (KH), Joanne Maier (JMa)

Meeting Location: Sedgefield residence, February 3, 7:00 p.m.

Start February 3, 7:02p.m.

MOTIONS/DISCUSSIONS

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

DISCUSSION: meeting minutes

Accept meeting minutes

Motion to approve (JF) Second (FT)

VOTE: Unanimous Aye

Financials

DISCUSSION: January Financials

MOTION: Approve January Financials (DC)

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

DISCUSSION: New Board Positions

MOTION: Nomination of John McMichael as **Treasurer** by Kathy Hylton

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

MOTION: Kathy Hylton nominated self as **Vice President**

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

MOTION: Scott Retterer nominated as **President** by Scott Retterer

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

MOTION: Joanne Maier nominated by the board as **Secretary**

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

DISCUSSION: The next meeting will be on March 17, 2026 7p.m.

Committees

Committees:

Recreation

Pool: Bill Wishart, Fred Talarico, Jonathan Francis

Tennis/Pickle Ball Courts: Kathy Hylton, Scott Wenger, Elizabeth Bagingito,

Randy Crowe, Dave Willis

Landscaping: John McMichael, Brenda MacDonald, Herb Strong, Bill Woodcock

Advisory: Fred Talarico, Brian Friske, Sally Hilton, Jane Cade

Other Activity Groups:

Social: Joanne Maier, Jeanette Talarico

Decorating: Sharon Meade, Jane Cade, Susan Davidson

Welcoming: Deb Stegner

Add President, VP, and Treasurer to bank accounts

DISCUSSION: Old Business

DISCUSSION: New Business

Fred Talarico will do the signs

Fred and Jeanette Talarico will do housekeeping at the pool

MOTION: 8:35p.m. Adjourn meeting (FT). **SEC:**(BW). **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
 2/28/2026

	Current Actual	YTD Actual	Annual Budget
Opening Balance 2/1/2026	65,053.50	48,472.40	48,472.40
Total Income	14,000.21	31,600.39	55,232.00
Total Operating Expenses	244.48	1,263.56	45,378.24
Total Capital Projects	0.00	0.00	51,441.61
Total Expenses	244.48	1,263.56	96,819.85
Net Income	13,755.73	30,336.83	(41,587.85)
Ending Bank Balance	78,809.23	78,809.23	6,884.55

Comments: As of 2/28/2026, 80 homeowners have paid their annual HOA dues. Thank you!

Expenses: Extraordinary Expenses to Date
 None to date

Respectfully submitted,
 Sedgefield HOA Treasurer

John McMichael

Reconciliation:	SmartBank Checking Account	SmartBank Savings Accounts	Totals
	Book Bal <u>34,400.54</u>	Book Bal <u>44,048.69</u>	<u>78,449.23</u>
	Bank Bal 34,760.54	Tot Bank Bal 44,048.69	78,809.23
	OS Items:		
	1683 \$340.00	Savings Misc_1287 4,020.71	\$340.00
	1684 \$20.00	Savings Pool_5899 14,027.98	\$20.00
		Savings Tennis_5873 26,000.00	
		<u>44,048.69</u>	
	Total OS <u>\$360.00</u>	Total OS	<u>\$360.00</u>
	Adj Bank <u>34,400.54</u>	Adj Bank <u>44,048.69</u>	<u>78,449.23</u>
	Recon Diff <u>0.00</u>	Recon Diff <u>0.00</u>	<u>0.00</u>


 3/17/26

Sedgefield Homeowners Association
Sedgefield Homeowners Association
Income Statement -Detailed
February 28, 2026

	Current <u>Actual</u>	YTD <u>Actual</u>	Annual <u>Budget</u>
Opening Book/ Bank Balance	<u>65,053.50</u>	<u>48,472.40</u>	<u>48,472.40</u>
Income:			
Dues - Payment received	14,000.00	31,600.00	55,200.00
Write off dues/ half off drawing	-	-	-
Newsletter Advertising	-	-	-
Interest/Other Income	0.21	0.39	32.00
Late Fees	-	-	-
	<u>14,000.21</u>	<u>31,600.39</u>	<u>55,232.00</u>
Operating Expenses:			
Business:			
Bank Lock Box	10.00	20.00	120.00
Quickbooks	-	131.05	498.24
Total Bank Expenses	<u>10.00</u>	<u>151.05</u>	<u>618.24</u>
Insurance	-	-	1,950.00
Legal	-	-	50.00
Office Supplies	-	71.13	600.00
Pool Permit	-	-	350.00
TN State Annual Report	-	-	50.00
Other Expense	-	100.00	100.00
Total Business Expenses	<u>-</u>	<u>171.13</u>	<u>3,100.00</u>
Landscaping:			
Mowing/Spraying	-	-	13,860.00
Trimming/Mulching/Weeding	-	-	6,500.00
Total Landscaping	<u>-</u>	<u>-</u>	<u>20,360.00</u>
Social	-	-	375.00
Decorations	-	-	375.00
Total	-	-	750.00
Pool:			
Labor and Maintenance	-	-	5,600.00
Supplies	-	-	4,400.00
Total Pool	<u>-</u>	<u>-</u>	<u>10,000.00</u>
Repairs:			
Tennis Courts	-	-	500.00
Electric	-	469.94	3,500.00
Misc. Repairs	-	-	1,500.00
Total Repairs	<u>-</u>	<u>469.94</u>	<u>5,500.00</u>
Utilities:			
Electric - LCUB	164.60	328.84	2,900.00
Phone - TDS	26.28	52.58	500.00
Water - First Utility	43.60	90.02	1,650.00
Total Utilities	<u>234.48</u>	<u>471.44</u>	<u>5,050.00</u>
Total Operating Expenses	<u>244.48</u>	<u>1,263.56</u>	<u>45,378.24</u>
Operating Income or Loss	<u>13,755.73</u>	<u>13,755.73</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	-	-	4,018.69 R
Total Capital Projects	<u>-</u>	<u>-</u>	<u>51,441.61</u>
Net Income	<u>13,755.73</u>	<u>13,755.73</u>	<u>(41,587.85)</u>
Ending Bank Balance	<u>78,809.23</u>	<u>78,809.23</u>	<u>6,884.55</u>