SEDGEFIELD HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

MEETING MINUTES

MAY 2026

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May 5, 2026

Present:	John McMichael (JMc), Deb Stegner (DS), Scott Retterer(SR), Kathy Hylton (KH), Joanne Maier (JMa), Bill Wishart (BW), Randy Crowe (RC) (Guest)
Meeting Location:	Sedgefield residence, May 5, 7:00 p.m.

Start May 5, 7:02p.m.

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

DISCUSSION: The next meeting will be on June 16, 2026 @ 7:00 p.m.

DISCUSSION: April meeting minutes
The April meeting minutes were reviewed.
MOTION: to approve (JMc)
SEC: (BW)
VOTE: Unanimous Aye

FINANCIALS
DISCUSSION: April Financials were reviewed
MOTION: Approve April Financials (SR)
SEC: (DS) **VOTE:** Unanimous Aye

Tennis/Pickleball Court:

DISCUSSION: RC reviewed the bidding process for the tennis/pickleball court refinishing. The low bid was provided by Baseline Sports Construction for $27,963.00. RC wants to contact Baseline and get confirmation that the striping for the basketball court will be included. He does not expect an increase in the bid price, but he does want it stated in Baseline's proposal.

The bid exceeds the line item budgeted amount of $26,000. Transferring $2,600 from (1267 account, which currently has a balance of $4,021) to the tennis courts account was discussed as a source for the additional funds. If money is transferred from this account, it would be with the understanding that any budget underrun will first be used to refund this account.

MOTION: (KH) To approve the transfer of $2,600 into the tennis/pickleball account and to authorize the Baseline to proceed with resurfacing the courts to be fixed for $27,963.00.

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

Appreciation:

- Thanks to Randy Crowe for getting quotes for the tennis/pickleball courts.

Pool:

DISCUSSION:

- The general discussion was to try to advance the pool opening to as early as May 15 or no later than May 22.
- The Health Department will make an unannounced inspection of the pool. Pool phone, pool permit and water chemistry are some of the elements that will be inspected.
- Pool furniture is probably adequate to last one more summer before being replaced.
- Jeremy Pope is to be contacted to proceed with pressure washing the pool deck.
- The replacement fans were discussed. The old fans have been removed and the new ones have been installed. The 3 fans were purchased for $232.26, significantly below the budgeted amount of $450.00. The replacement fans operate by remote only. Each fan has its own dedicated remote. The fans cannot be operated without the remotes. So users will have to turn on the “timer switch” and then activate each fan remote; adding a few more steps to operate the fans. After much discussion, it was decided to keep the fans. The fan remotes should be secured to prevent them from getting misplaced/lost.

New Business

DISCUSSION: DS has been working with TDS to reduce the HOA monthly phone bills. TDS is going to stop the 50% off season rate. DS has negotiated a reduced charge of $30/month. It may be possible to reduce it further during the off season by calling back to ask about $5/month for voicemail only for the phone line. That way there is no reconnect charge at the start of the next pool season.

DISCUSSION: The 2025 financial audit will be done by Sally Hilton, Dennis Smith, Jim and Sharon Meade and Deb Stegner. Each will have a quarter of the year to audit.

UPCOMING EVENTS:

- Ice cream social TBD

MOTION: Adjourn meeting @ 8:32p.m. (DS) **SEC**: (KH) **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
5/31/2026

	Current Actual	YTD Actual	Annual Budget
Opening Balance 5/1/2026	**94,062.96**	**48,472.40**	**48,472.40**
Total Income	**1,600.42**	**54,821.59**	**55,232.00**
Total Operating Expenses	**6,237.85**	**10,073.32**	**45,378.24**
Total Capital Projects	**11,075.90**	**14,871.04**	**51,441.61**
Total Expenses	**17,313.75**	**24,944.36**	**96,819.85**
Net Income	**(15,713.33)**	**29,877.23**	**(41,587.85)**
Ending Bank Balance	**78,349.63**	**78,349.63**	**6,884.55**

Comments: As of 5/15/2026, all 138 homeowners have paid their annual HOA dues. Thank you!

Expenses:

Extraordinary Expenses to Date
None to date

Respectfully submitted, **John McMichael**
Sedgefield HOA Treasurer

Reconciliation:

SmartBank Checking Account			SmartBank Savings Accounts		Totals
Book Bal	**43,415.95**		**Book Bal**	**33,058.68**	**76,474.63**
Bank Bal	45,290.95		Tot Bank Bal	33,058.68	78,349.63
OS Items:					
1697	$1,875.00		Savings Misc_1287	1,421.70	$1,875.00
			Savings Pool_5899	14,031.17	
			Savings Tennis_5873	17,605.81	
				33,058.68	
Total OS	$1,875.00		Total OS		$1,875.00
Adj Bank	**43,415.95**		**Adj Bank**	**33,058.68**	**76,474.63**
Recon Diff	**0.00**		**Recon Diff**	**0.00**	**0.00**

6/16/26

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

	Current Actual	YTD Actual	Annual Budget	
Opening Book/ Bank Balance	**94,062.96**	**48,472.40**	**48,472.40**	
Income:				
Dues - Payment received	1,600.00	54,800.00	55,200.00	
Write off dues/ half off drawing		-	-	
Newsletter Advertising	-	-	-	
Interest/Other Income	0.42	11.59	32.00	
Late Fees		10.00	-	
	1,600.42	**54,821.59**	**55,232.00**	
Operating Expenses:				
Business:				
Bank Lock Box	10.00	50.00	120.00	
Quickbooks	41.52	297.13	498.24	
Total Bank Expenses	**51.52**	**347.13**	**618.24**	
Insurance	346.60	346.60	1,950.00	
Legal	-	-	50.00	
Office Supplies		71.13	600.00	
Pool Permit		340.00	350.00	
TN State Annual Report		20.00	50.00	
Other Expense		100.00	100.00	
Total Business Expenses	**346.60**	**877.73**	**3,100.00**	
Landscaping:				
Mowing/Spraying	207.21	1,707.21	13,860.00	
Trimming/Mulching/Weeding	3,250.00	3,250.00	6,500.00	
Total Landscaping	**3,457.21**	**4,957.21**	**20,360.00**	
Social	-	-	375.00	
Decorations		-	375.00	
Total		**-**	**750.00**	
Pool:				
Labor and Maintenance	832.26	932.03	5,600.00	
Supplies	1,224.92	1,224.92	4,400.00	
Total Pool	**2,057.18**	**2,156.95**	**10,000.00**	
Repairs:				
Tennis Courts		17.35	500.00	
Electric		469.94	3,500.00	
Misc. Repairs	100.00	100.00	1,500.00	
Total Repairs	**100.00**	**587.29**	**5,500.00**	
Utilities:				
Electric - LCUB	151.56	790.87	2,900.00	
Phone - TDS	26.25	131.39	500.00	
Water - First Utility	47.53	224.75	1,650.00	
Total Utilities	**225.34**	**1,147.01**	**5,050.00**	
Total Operating Expenses	**6,237.85**	**10,073.32**	**45,378.24**	
Operating Income or Loss	**(4,637.43)**	**(4,637.43)**	**9,853.76**	
Capital Projects:				
Pool Projects	-	-		
-Pool Cover (spend)		-	3,500.00	S
- Pool (reserves)	-	-	14,022.92	R
Landscaping Projects	75.90	3,871.04	3,900.00	S
The Courts	-	-		
- The Court(spend)	11,000.00	11,000.00	28,600.00	S
Other Capital Projects		-	1,418.69	R
Total Capital Projects	**11,075.90**	**14,871.04**	**51,441.61**	
Net Income	**(15,713.33)**	**(15,713.33)**	**(41,587.85)**	
Ending Bank Balance	**78,349.63**	**78,349.63**	**6,884.55**	

Thank you for banking with SmartBank. If you need assistance, contact customer service.

Assets

Account Name	Number	As Of	Available Balance	Current Balance
SMARTINTEREST BUSINESS DD-5485	*5485	06/01/2026	$45,290.95	$45,290.95
SMARTSAVER BUS SAVINGS-1287	*1287	06/01/2026	$1,421.70	$1,421.70
SMARTSAVER BUS SAVINGS-5873	*5873	06/01/2026	$17,605.81	$17,605.81
SMARTSAVER BUS SAVINGS-5899	*5899	06/01/2026	$14,031.17	$14,031.17
Assets Total			**$78,349.63**	**$78,349.63**

*****End*****

SmartBank

PO Box 650707
Dallas, TX 75265-0707

Account Number	XXXXXX5485
Statement Date	05/29/2026
Statement Thru Date	05/31/2026
Check/Items Enclosed	15
Page	1

00014890 T5365DDA053026051246 01 000000000 0000000 005

SEDGEFIELD HOMEOWNERS ASSOCIATION
316 SWEETGUM DR
KNOXVILLE TN 37934-0843

00014890 0051862 0001-0004

Customer Service Information

Mailing Address: PO Box 1910,
Pigeon Forge, TN 37868-1910

Phone: 866.290.2554

Visit Us Online: www.smartbank.com

Relationship Summary

Account Type	Balance
CHECKING	$45,290.95

SMARTINTEREST BUSINESS DD

Account Number: XXXXXX5485

Account Owner(s): SEDGEFIELD HOMEOWNERS ASSOCIATION

Balance Summary

Beginning Balance as of 05/01/2026	**$50,004.28**
+ Deposits and Credits (5)	$12,600.42
- Withdrawals and Debits (19)	$17,313.75
Ending Balance as of 05/31/2026	**$45,290.95**
Service Charges for Period	$10.00
Average Collected for Period	$49,310
Minimum Balance for Period	$45,290

Earnings Summary

Interest for Period Ending 05/31/2026	$0.42
Interest Paid Year to Date	$1.60
Average Rate for Period	0.01%
Number of Days for Average Rate	31

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
May 06	DEPOSIT	400.00
May 11	DEPOSIT	800.00
May 15	DEPOSIT	400.00
May 26	DEPOSIT FOR TENNIS/PICKLEBALL COURT REFI	11,000.00
May 29	INTEREST PAID	0.42

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
May 05	LENOIR CITY UTIL/UTIL PYMT	33.79
May 05	LENOIR CITY UTIL/UTIL PYMT	53.52
May 05	LENOIR CITY UTIL/UTIL PYMT	64.25

DEBITS AND OTHER WITHDRAWALS (Continued)

Date	Description	Withdrawals
May 08	FUD KNOX CO TN/PAYMENT	47.53
May 11	TDS TELECOM/TEL.BILL	26.25
May 13	LOCKBOX MAINTENANCE	10.00
May 28	INTUIT */QBOOKS ONL 0857879 SEDGEFIELD HOMEOWNERS	41.52

CHECKS PAID

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
May 07	1692	75.90	May 27	1696	232.26	May 15	1701	600.00
May 08	1693	661.53	May 14	*1698	390.02	May 22	1702	3,250.00
May 11	1694	100.00	May 14	1699	86.87	May 15	1703	207.21
May 27	1695	86.50	May 19	1700	346.60	May 29	1704	11,000.00

* Indicates a Skip in Check Number(s)

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
May 05	49,852.72	May 13	50,131.51	May 26	56,650.81
May 06	50,252.72	May 14	49,654.62	May 27	56,332.05
May 07	50,176.82	May 15	49,247.41	May 28	56,290.53
May 08	49,467.76	May 19	48,900.81	May 29	45,290.95
May 11	50,141.51	May 22	45,650.81		

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