

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

**THE CURRENT FACEBOOK SITE FOR SEDGEFIELD IS NOT UNDER THE
ADMINISTRATION OF THE CURRENT BOARD. THE BOARD HAS NO CONTROL OVER
WHAT IS POSTED.**

June 16, 2026

Present: John McMichael (JMc), Deb Stegner (DS), Scott Retterer (SR), Joanne Maier (JMa), Fred Talarico (FT), Jeanette Talarico (JT)- (Guest)

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

Start June 16, 7:07p.m.

MOTIONS/DISCUSSIONS

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

DISCUSSION: The next meeting will be on July 14, 2026 @ 7:00 p.m.

DISCUSSION: May meeting minutes

The May meeting minutes were reviewed.

MOTION: to approve (JMc)

SEC: (JMa)

VOTE: Unanimous Aye

FINANCIALS

DISCUSSION: May Financials were reviewed

MOTION: Approve May Financials (SR)

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

TENNIS/PICKLEBALL COURTS:

DISCUSSION: Everything is finished with the courts and they look great.

POOL:

DISCUSSION: There was a lengthy discussion on the inspection report done on June 16.

Physical facilities issues which were noted have already been corrected. Water chemistry range for pH is currently being rectified.

Thank you to Fred Talarico, Dave Willis and Bill Wishart for promptly addressing these issues.

Post Meeting Notes:

There was one item which required clarification on the proper dispersal means for cyanuric acid/stabilizer which was addressed by Dave Willis and Margo Beck on 6/17 in a phone call.

The inspector revised her report a few days later, but later withdrew that revision and said that unfortunately, points are not given back on pool follow-ups. Follow-up reports just list "N/A" as a score. Additionally, the Health Department does not give points back or denote correction for items other than critical violations.

LANDSCAPING:

DISCUSSION: A tree blew over in last month's storm near the trail. White Tree Service has provided a quote of \$500 for clean up.

FINANCIAL AUDIT:

DISCUSSION: The financial audit is finished. DS will go through the findings and report it.

SEDGEFIELD DIRECTORY:

DISCUSSION: We are still working on the Sedgefield directory. SR is reviewing the output and fixing it so we can send it out.

NEW BUSINESS:

DISCUSSION: Pool cover replacement was discussed. Last year's board was going to replace it but the cover was not ordered in time to use it at pool closure. It is in the current budget to replace at an estimated cost of \$3500. If we intend to replace it this year, we should begin that process now.

Dave Willis has done research on this last year and identified 2 or 3 suppliers which were documented in emails. JMc will locate those emails and forward them to FT. (Post meeting note: This was subsequently changed and SR will take the action to pursue multiple quotes for cover replacement).

DISCUSSION: Home on 13015 Sedgefield Rd has a temporary POD storage unit in their front yard. This is the same home that did the same thing last year. SR took the action to contact the TOF to notify them of the code violation.

DISCUSSION: Jeanette Talarico explained to the Board members that she needed to routinely attend the board meetings as a guest only, only to ensure she understands the tasks as assigned to Fred. She needs to assist Fred in completion of those assignments, because of his short term memory deficit.

She also requested to be included on all Board emails or texts since Fred does not respond to either.

There was some concern that since she will regularly attend the board meetings, some homeowners might infer she was a 2nd board member from the same household; a clear violation of our Bylaws. She emphasized she is not a board member and will not participate at the meetings as a board member.

The board members surveyed said that due to extenuating circumstances, this situation was acceptable.

PAST SOCIAL EVENTS:

Thank you all who came to the ice cream social. It was a great turn out. Special thanks to Jeanette Talarico for coordinating the event and getting the ice cream.

UPCOMING EVENTS:

- End of Summer get together TBD

MOTION: Adjourn meeting @ 7:59p.m. (SR) **SEC:** (FT) **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
6/30/2026

	Current <u>Actual</u>	YTD <u>Actual</u>	Annual <u>Budget</u>
Opening Balance 6/1/2026	78,349.63	48,472.40	48,472.40
Total Income	10.26	54,831.85	55,232.00
Total Operating Expenses	4,429.22	14,502.54	45,378.24
Total Capital Projects	0.00	14,871.04	51,441.61
Total Expenses	4,429.22	29,373.58	96,819.85
Net Income	(4,418.96)	25,458.27	(41,587.85)
Ending Bank Balance	73,930.67	73,930.67	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

Book Bal 39,789.32
Bank Bal 40,862.08
OS Items:

1706 \$40.41
1708 \$139.32
1709 \$156.56
1710 \$386.47
1711 \$350.00

Total OS \$1,072.76
Adj Bank 39,789.32
Recon Diff 0.00

SmartBank Savings Accounts

Book Bal 33,068.59 72,857.91
Tot Bank Bal 33,068.59 73,930.67

Savings Misc_1287 1,422.45 \$40.41
Savings Pool_5899 14,034.67 \$139.32
Savings Tennis_5873 17,611.47 \$156.56
33,068.59 \$386.47
\$350.00

Total OS \$1,072.76
Adj Bank 33,068.59 72,857.91
Recon Diff 0.00 (0.00)

KWH
7/14/2026

Sedgefield Homeowners Association
Sedgefield Homeowners Association
Income Statement -Detailed
June 30, 2026

	Current <u>Actual</u>	YTD <u>Actual</u>	Annual <u>Budget</u>
Opening Book/ Bank Balance	<u>78,349.63</u>	<u>48,472.40</u>	<u>48,472.40</u>
Income:			
Dues - Payment received	-	54,800.00	55,200.00
Write off dues/ half off drawing	-	-	-
Newsletter Advertising	-	-	-
Interest/Other Income	10.26	21.85	32.00
Late Fees		10.00	-
	<u>10.26</u>	<u>54,831.85</u>	<u>55,232.00</u>
Operating Expenses:			
Business:			
Bank Lock Box	10.00	60.00	120.00
Quickbooks	<u>41.52</u>	<u>338.65</u>	<u>498.24</u>
Total Bank Expenses	<u>51.52</u>	<u>398.65</u>	<u>618.24</u>
Insurance		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	<u>100.00</u>
Total Business Expenses	<u>-</u>	<u>877.73</u>	<u>3,100.00</u>
Landscaping:			
Mowing/Spraying	3,375.00	5,082.21	13,860.00
Trimming/Mulching/Weeding		3,250.00	<u>6,500.00</u>
Total Landscaping	<u>3,375.00</u>	<u>8,332.21</u>	<u>20,360.00</u>
Social	-	-	375.00
Decorations		-	<u>375.00</u>
Total		<u>-</u>	<u>750.00</u>
Pool:			
Labor and Maintenance	325.00	1,257.03	5,600.00
Supplies		1,224.92	<u>4,400.00</u>
Total Pool	<u>325.00</u>	<u>2,481.95</u>	<u>10,000.00</u>
Repairs:			
Tennis Courts		17.35	500.00
Electric		469.94	3,500.00
Misc. Repairs		100.00	<u>1,500.00</u>
Total Repairs	<u>-</u>	<u>587.29</u>	<u>5,500.00</u>
Utilities:			
Electric - LCUB	294.02	1,084.89	2,900.00
Phone - TDS	67.42	198.81	500.00
Water - First Utility	<u>316.26</u>	541.01	<u>1,650.00</u>
Total Utilities	<u>677.70</u>	<u>1,824.71</u>	<u>5,050.00</u>
Total Operating Expenses	<u>4,429.22</u>	<u>14,502.54</u>	<u>45,378.24</u>
Operating Income or Loss	<u>(4,418.96)</u>	<u>40,329.31</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		3,871.04	3,900.00 S
The Courts	-	-	
- The Court(spend)		11,000.00	28,600.00 S
Other Capital Projects		-	<u>1,418.69</u> R
Total Capital Projects	<u>-</u>	<u>14,871.04</u>	<u>51,441.61</u>
Net Income	<u>(4,418.96)</u>	<u>25,458.27</u>	<u>(41,587.85)</u>
Ending Bank Balance	<u>73,930.67</u>	<u>73,930.67</u>	<u>6,884.55</u>



PO Box 650707
Dallas, TX 75265-0707

Account Number XXXXXX5485
Statement Date 06/30/2026
Statement Thru Date 06/30/2026
Check/Items Enclosed 3
Page 1

00014999 T5365DDA070126052402 01 000000000 00000000 004



SEDGEFIELD HOMEOWNERS ASSOCIATION
316 SWEETGUM DR
KNOXVILLE TN 37934-0843

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	\$40,862.08

SMARTINTEREST BUSINESS DD

Account Number: XXXXXX5485

Account Owner(s): SEDGEFIELD HOMEOWNERS ASSOCIATION

Balance Summary

Beginning Balance as of 06/01/2026	\$45,290.95
+ Deposits and Credits (1)	\$0.35
- Withdrawals and Debits (10)	\$4,429.22
Ending Balance as of 06/30/2026	\$40,862.08
Service Charges for Period	\$10.00
Average Collected for Period	\$42,473
Minimum Balance for Period	\$40,861

Earnings Summary

Interest for Period Ending 06/30/2026	\$0.35
Interest Paid Year to Date	\$1.95
Average Rate for Period	0.01%
Number of Days for Average Rate	30

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Jun 30	INTEREST PAID	0.35

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Jun 04	LENOIR CITY UTIL/UTIL PYMT	34.98
Jun 04	LENOIR CITY UTIL/UTIL PYMT	54.25
Jun 04	LENOIR CITY UTIL/UTIL PYMT	204.79
Jun 09	FUD KNOX CO TN/PAYMENT	316.26
Jun 10	TDS TELECOM/TEL.BILL	67.42
Jun 15	LOCKBOX MAINTENANCE	10.00
Jun 29	INTUIT */QBOOKS ONL 1945205 SEDGEFIELD HOMEOWNERS	41.52



00014999 0053155 0001-0003 T5365DDA070126052402 01 L 00000000



Account NumberXXXXXX5485

Statement Date06/30/2026

Statement Thru Date06/30/2026

Page2

CHECKS PAID

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Jun 01	1697	1,875.00	Jun 26	*1705	1,500.00	Jun 18	*1707	325.00
* Indicates a Skip in Check Number(s)								

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Jun 01	43,415.95	Jun 10	42,738.25	Jun 26	40,903.25
Jun 04	43,121.93	Jun 15	42,728.25	Jun 29	40,861.73
Jun 09	42,805.67	Jun 18	42,403.25	Jun 30	40,862.08

00014999 0053157 0002-0003





Account Number XXXXXX5485
Statement Date 06/30/2026
Statement Thru Date 06/30/2026
Page 3

CHECK IMAGES

SEDGEFIELD HOMEOWNERS ASSOCIATION
316 SWEETGUM DR
KNOXVILLE, TN 37934-0843

SmartBank
WWW.SMARTBANK.COM
8/23/19

DATE 06/08/2026

001697

PAY TO THE ORDER OF Sebas Lawncare Service \$ **1,875.00

One thousand eight hundred seventy-five and 00/100 DOLLARS

Sebas Lawncare Service
2305 Chantilly Drive
Knoxville, TN 37917

MEMO 5 cuts in April

John McMichael [Signature] MP

⑈001697⑈ ⑆06⑆20⑆21⑆⑆ 1080045485⑈

06/01/2026 Check 1697 \$1,875.00

SEDGEFIELD HOMEOWNERS ASSOCIATION
316 SWEETGUM DR
KNOXVILLE, TN 37934-0843

SmartBank
WWW.SMARTBANK.COM
8/23/19

DATE 06/09/2026

001705

PAY TO THE ORDER OF Sebas Lawncare Service \$ **1,600.00

One thousand five hundred and 00/100 DOLLARS

Sebas Lawncare Service
2305 Chantilly Drive
Knoxville, TN 37917

MEMO May grass cuttings: 4 cuts at \$375.00/ea.

John McMichael [Signature] MP

⑈001705⑈ ⑆06⑆20⑆21⑆⑆ 1080045485⑈

06/26/2026 Check 1705 \$1,500.00

SEDGEFIELD HOMEOWNERS ASSOCIATION
316 SWEETGUM DR
KNOXVILLE, TN 37934-0843

SmartBank
WWW.SMARTBANK.COM
8/23/19

DATE 06/11/2026

001707

PAY TO THE ORDER OF Kinzey Talarico \$ **325.00

Three hundred twenty-five and 00/100 DOLLARS

Kinzey Talarico
12920 Pin Oak Cir
Farquhar, TN 37834

MEMO Pool cleaning: 13 days; May 18 through May 30; 13

John McMichael [Signature] MP

⑈001707⑈ ⑆06⑆20⑆21⑆⑆ 1080045485⑈

06/18/2026 Check 1707 \$325.00





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	07/01/2026	\$40,862.08	\$40,862.08
SMARTSAVER BUS SAVINGS-1287	*1287	07/01/2026	\$1,422.45	\$1,422.45
SMARTSAVER BUS SAVINGS-5873	*5873	07/01/2026	\$17,611.47	\$17,611.47
SMARTSAVER BUS SAVINGS-5899	*5899	07/01/2026	\$14,034.67	\$14,034.67
Assets Total			\$73,930.67	\$73,930.67

End