

**SEDGEFIELD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
JULY 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.**

July 14, 2026

Present: Kathy Hylton (KH), John McMichael (JMc), Joanne Maier (JMa), Fred Talarico (FT), Bill Wishart (BW), Jeanette Talarico (JT-Guest),

Meeting Location: Sedgefield residence, July 14, 7:00 p.m.

Start June 16, 7:04p.m.

MOTIONS/DISCUSSIONS

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

DISCUSSION: The next meeting will be on August 11, 2026 @ 7:00 p.m.

DISCUSSION: June meeting minutes

The June meeting minutes were reviewed.

MOTION: to approve (BW)

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

FINANCIALS

DISCUSSION: June financials were reviewed

MOTION: Approve June Financials (BW)

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

POOL:

DISCUSSION:

- Dave Willis (DW) and BW replaced one of the two chlorinators. The chlorinator controller is also cycling with the new chlorinator and this has been problematic to trouble shoot. But then it will reset itself and function for a while. With the hotter weather and high usage, the chlorinators are unable to produce enough chlorine to maintain proper water chemistry. This has required supplemental salt and chlorine added to the pool water.

There was also water in the downstream junction box. This has been dried out and resealed. DW and BW think they can limp along like this until the end of the swim

season. However DW is investigating upsized chlorinators and controllers for next season.

- SR is working on finding quotes for pool cover.

OLD BUSINESS:

- SR is reviewing the neighborhood directory
- The storage pod is gone from the neighbor's driveway on Sedgefield Dr.

NEW BUSINESS:

DISCUSSION: Deb Stegner gave her letter of resignation from the board to a board member to read at the meeting.

MOTION: To approve (JMc)

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

DISCUSSION: Courts

- Non residents still utilize the pickleball/tennis courts. The old codes are still working and need to be reset.
- There is a small puddle on the southwest corner of the courts after a heavy rainfall.

DISCUSSION: Water drainage issues on Sweetgum Drive

No additional board action will be taken to address the drainage issues of the homeowner on Sweetgum Drive, since this is not a responsibility of the board.

DISCUSSION: Capital improvement projects for the 2027 budget should be included:

- Roof for poolhouse
- Pressure wash and paint bridge on trail near pool
 - As an alternative, FT will obtain quotes on a composite wood to replace existing wooden decking
- FT will also obtain quotes on refinishing the pool sides and bottom
- (In addition to beginning a sinking fund for the next court refinishing in 7 to 8 years, the underlying asphalt paving also has to be replaced.)?

DISCUSSION: Pool furniture

FT will look into discounts on good quality, pool furniture at the end of the season and will message the board for approval if he finds anything.

UPCOMING EVENTS:

- End of Summer get together TBD

MOTION: Adjourn meeting @ 8:05p.m. (JMc) **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
7/31/2026

	Current <u>Actual</u>	YTD <u>Actual</u>	Annual <u>Budget</u>
Opening Balance 7/1/2026	73,930.67	48,472.40	48,472.40
Total Income	0.33	54,832.18	55,232.00
Total Operating Expenses	5,713.56	20,216.10	45,378.24
Total Capital Projects	<u>67.67</u>	<u>14,938.71</u>	<u>51,441.61</u>
Total Expenses	<u>5,781.23</u>	<u>35,154.81</u>	<u>96,819.85</u>
Net Income	<u>(5,780.90)</u>	<u>19,677.37</u>	<u>(41,587.85)</u>
Ending Bank Balance	<u>68,149.77</u>	<u>68,149.77</u>	<u>6,884.55</u>

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

<u>Reconciliation:</u>	<u>SmartBank Checking Account</u>	<u>SmartBank Savings Accounts</u>	<u>Totals</u>
	Book Bal <u>34,887.62</u>	Book Bal <u>16,105.59</u>	<u>50,993.21</u>
	Bank Bal 52,044.18	Tot Bank Bal 16,105.59	68,149.77
	OS Items:		
		Savings Misc_1287 1,422.45	
	1706 \$40.41	Savings Pool_5899 14,034.67	\$40.41
	1715 \$153.15	Savings Tennis_5873 <u>648.47</u>	<u>\$153.15</u>
	1718 \$16,963.00	16,105.59	\$16,963.00
	Total OS <u>\$17,156.56</u>	Total OS <u>\$17,156.56</u>	
	Adj Bank <u>34,887.62</u>	Adj Bank <u>16,105.59</u>	<u>50,993.21</u>
	Recon Diff <u>0.00</u>	Recon Diff <u>0.00</u>	<u>0.00</u>

Ken
8/11/2026

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

	Current <u>Actual</u>	YTD <u>Actual</u>	Annual <u>Budget</u>
Opening Book/ Bank Balance	<u>73,930.67</u>	<u>48,472.40</u>	<u>48,472.40</u>
Income:			
Dues - Payment received	-	54,800.00	55,200.00
Interest/Other Income	0.33	22.18	32.00
Late Fees		10.00	-
	<u>0.33</u>	<u>54,832.18</u>	<u>55,232.00</u>
Operating Expenses:			
Business:			
Bank Lock Box	10.00	70.00	120.00
Quickbooks	<u>41.52</u>	<u>380.17</u>	<u>498.24</u>
Total Bank Expenses	<u>51.52</u>	<u>450.17</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: Sebas	1,500.00	6,375.00	11,405.00
Weeding/Mulching: Knox Green		3,250.00	5,500.00
WeedMan			2,025.00
Misc limb/tree removal	<u>500.00</u>	<u>707.21</u>	<u>1,430.00</u>
Total Landscaping	<u>2,000.00</u>	<u>10,332.21</u>	<u>20,360.00</u>
Social	25.60	25.60	375.00
Decorations		-	<u>375.00</u>
Total	<u>25.60</u>	<u>25.60</u>	<u>750.00</u>
Pool:			
Labor and Maintenance	1,824.00	3,081.03	5,600.00
Supplies	<u>1,111.62</u>	<u>2,336.54</u>	<u>4,400.00</u>
Total Pool	<u>2,935.62</u>	<u>5,417.57</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	406.16	1,491.05	2,900.00
Phone - TDS	50.47	249.28	500.00
Water - First Utility	<u>244.19</u>	<u>785.20</u>	<u>1,650.00</u>
Total Utilities	<u>700.82</u>	<u>2,525.53</u>	<u>5,050.00</u>
Total Operating Expenses	<u>5,713.56</u>	<u>20,216.10</u>	<u>45,378.24</u>
Operating Income or Loss	<u>(5,713.23)</u>	<u>34,616.08</u>	<u>9,853.76</u>
Non recurring expenses			
-Pool Cover			3,500.00
-Landscaping		<u>3,871.04</u>	<u>3,900.00</u>
		3,871.04	7,400.00
Balance net of capital projects	<u>68,217.44</u>	<u>30,745.04</u>	<u>2,453.76</u>
Savings Accounts:			
Capital Projects:			
Pool Projects	-	-	
-Pool Cover (spend)		-	
- Pool (reserves)	-	-	14,022.92 R
Landscaping Projects			
The Courts	-	-	
- The Court(spend)	67.67	11,067.67	28,600.00 S
Other Capital Projects		-	<u>1,418.69</u> R
Total Capital Projects	<u>67.67</u>	<u>11,067.67</u>	<u>44,041.61</u>
Net Income	<u>(5,780.90)</u>	<u>19,677.37</u>	<u>(41,587.85)</u>
Ending Bank Balance	<u>68,149.77</u>	<u>68,149.77</u>	<u>6,884.55</u>



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	08/01/2026	\$52,044.18	\$52,044.18
SMARTSAVER BUS SAVINGS-1287	*1287	08/01/2026	\$1,422.45	\$1,422.45
SMARTSAVER BUS SAVINGS-5873	*5873	08/01/2026	\$648.47	\$648.47
SMARTSAVER BUS SAVINGS-5899	*5899	08/01/2026	\$14,034.67	\$14,034.67
Assets Total			\$68,149.77	\$68,149.77

End



PO Box 650707
Dallas, TX 75265-0707

Account Number XXXXXX5485
Statement Date 07/31/2026
Statement Thru Date 08/02/2026
Check/Items Enclosed 9
Page 1

00015131 T5365DDA080126031558 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	\$52,044.18

SMARTINTEREST BUSINESS DD

Account Number: XXXXXX5485

Account Owner(s): SEDGEFIELD HOMEOWNERS ASSOCIATION

Balance Summary

Beginning Balance as of 07/01/2026	\$40,862.08
+ Deposits and Credits (2)	\$16,963.33
- Withdrawals and Debits (16)	\$5,781.23
Ending Balance as of 07/31/2026	\$52,044.18
Service Charges for Period	\$10.00
Average Collected for Period	\$38,577
Minimum Balance for Period	\$35,580

Earnings Summary

Interest for Period Ending 07/31/2026	\$0.33
Interest Paid Year to Date	\$2.28
Average Rate for Period	0.01%
Number of Days for Average Rate	31

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Jul 31	BALANCE OF PAYMENT DUE TO BASELINE SPORT	16,963.00
Jul 31	INTEREST PAID	0.33

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Jul 08	LENOIR CITY UTIL/UTIL PYMT	34.82
Jul 08	LENOIR CITY UTIL/UTIL PYMT	56.81
Jul 08	FUD KNOX CO TN/PAYMENT	244.19
Jul 08	LENOIR CITY UTIL/UTIL PYMT	314.53
Jul 13	TDS TELECOM/TEL.BILL	50.47
Jul 14	LOCKBOX MAINTENANCE	10.00





Account Number XXXXXX5485
Statement Date 07/31/2026
Statement Thru Date 08/02/2026
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DEBITS AND OTHER WITHDRAWALS (Continued)

Date	Description	Withdrawals
Jul 28	INTUIT */QBOOKS ONL 2575773 SEDGEFIELD HOMEOWNERS	41.52

CHECKS PAID

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Jul 01	1708	139.32	Jul 07	1711	350.00	Jul 17	1714	1,036.55
Jul 01	1709	156.56	Jul 31	1712	500.00	Jul 17	*1716	350.00
Jul 03	1710	386.47	Jul 20	1713	1,500.00	Jul 28	1717	609.99

* Indicates a Skip in Check Number(s)

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Jul 01	40,566.20	Jul 13	39,128.91	Jul 20	36,232.36
Jul 03	40,179.73	Jul 14	39,118.91	Jul 28	35,580.85
Jul 07	39,829.73	Jul 17	37,732.36	Jul 31	52,044.18
Jul 08	39,179.38				

