

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

August 11, 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, August 11, 7:00 p.m.

Start August 11, 7:01p.m.

MOTIONS/DISCUSSIONS

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

DISCUSSION: The next meeting will be on September 8, 2026 (possibly at the pool) @ 7:00 p.m.

DISCUSSION: July meeting minutes

The July meeting minutes were reviewed.

MOTION: to approve (FT)

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

FINANCIALS

DISCUSSION: July financials were reviewed

MOTION: Approve June Financials (FT)

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

OLD BUSINESS:

- Scott Retterer (SR) sent out new directory

POOL:

- SR is calling about pool cover quotes. He will update the board by email or text and the board will vote on the company to go with.
- BW will get pool surface refinishing quotes
 - JMc says that industry standards say this should be done every 10-12 years
 - The last time it was refinished was in 2017
 - We currently have \$10,000 saved for it now and estimate an additional \$4000-\$5,000 we need.

- Pool furniture
 - We need a full set of 8 loungers and 6 additional blue/gray chairs
 - quotes on loungers - 4 for \$382.49
 - 6 for \$520
 - 2 \$195 with a side table

-The current budget for pool furniture is \$2,000

MOTION: To approve FT to purchase 8 loungers and email board when he finds chairs (FT)

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

(Post meeting note: 8 chaise lounge chairs were bought for \$668.58)

DISCUSSION: JMa to find out expiration date on parking permit for work truck belonging to neighbor parked in the pool parking lot.

DISCUSSION: Pickleball/Tennis courts possibly being used by non residents

- A lot of cars parking on street
- Dave Willis (DW) has offered to have someone weld a cover plate to the existing gate so that the inside handle cannot be tripped from the outside of the gate.

MOTION: Contact DW to ask to proceed with the gate repair. (JMc)

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

DISCUSSION: The bike that was stored on the north side of the pool house; KH found the owner and contacted them; it has now been recovered.

NEW BUSINESS:

DISCUSSION: Capital improvement projects that should be included in the 2027 budget were discussed:

- Poolhouse roof replacement
- Renovations to bridge on trail near the pool
 - One approach is to pressure wash and stain for about \$750
 - JT knows someone who could possibly fix the bridge- getting a quote for underlying rust, replacing 2-3 boards, possible side railings, pressure washing, sanding and painting. This is quoted at \$5,000.
- BW will obtain quotes on refinishing the pool sides and bottom
- We need to begin a sinking fund for the next court refinishing in 7 to 8 years. The underlying asphalt paving also has to be replaced in the next resurfacing cycle.
 - The net present value of that cost is estimated to be \$86,000.00.

DISCUSSION: JMa and JT will look into nominees for next year's board members.

UPCOMING EVENTS:

- End of Summer get together TBD
- Possible pool closure on September 13

MOTION: Adjourn meeting @ 8:14p.m. (BW) **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
8/31/2026

	<u>Current Actual</u>	<u>YTD Actual</u>	<u>Annual Budget</u>
Opening Balance 8/1/2026	68,149.77	48,472.40	48,472.40
Total Income	0.30	54,832.48	55,232.00
Total Operating Expenses	4,041.09	24,257.19	45,378.24
Total Capital Projects	<u>17,631.58</u>	<u>32,570.29</u>	<u>51,457.12</u>
Total Expenses	<u>21,672.67</u>	<u>56,827.48</u>	<u>96,835.36</u>
Net Income	<u>(21,672.37)</u>	<u>(1,995.00)</u>	<u>(41,603.36)</u>
Ending Bank Balance	<u>46,477.40</u>	<u>46,477.40</u>	<u>6,869.04</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

Reconciliation: SmartBank Checking Account

Book Bal 28,950.39
Bank Bal 31,040.39
OS Items:

1726 \$1,740.00
1727 \$350.00

Total OS \$2,090.00
Adj Bank 28,950.39
Recon Diff 0.00

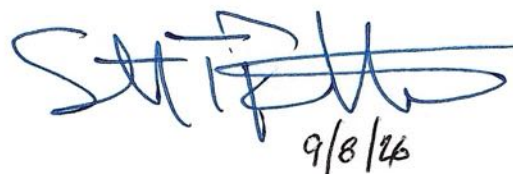
SmartBank Savings Accounts

Book Bal 15,437.01 44,387.40
Tot Bank Bal 15,437.01 46,477.40

Savings Misc_1287 1,422.45
Savings Pool_5899 13,366.09
Savings Tennis_5873 648.47
15,437.01

\$1,740.00 \$1,740.00
\$350.00 \$350.00

Total OS \$2,090.00
Adj Bank 15,437.01 44,387.40
Recon Diff 0.00 0.00


9/8/26

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

	Current <u>Actual</u>	YTD <u>Actual</u>	Annual <u>Budget</u>
Opening Book/ Bank Balance	68,149.77	48,472.40	48,472.40
Income:			
Dues - Payment received	-	54,800.00	55,200.00
Interest/Other Income	0.30	22.48	32.00
Late Fees		10.00	-
	0.30	54,832.48	55,232.00
Operating Expenses:			
Business:			
Bank Lock Box	10.00	80.00	120.00
Quickbooks	41.52	421.69	498.24
Total Bank Expenses	51.52	501.69	618.24
Insurance		346.60	1,950.00
Legal	-	-	50.00
Office Supplies	64.89	136.02	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	64.89	942.62	3,100.00
Landscaping:			
Mowing: Sebas	1,875.00	8,250.00	11,405.00
Weeding/Mulching: Knox Green	600.00	3,850.00	5,500.00
WeedMan		-	2,025.00
Misc limb/tree removal	88.26	795.47	1,430.00
Total Landscaping	2,563.26	12,895.47	20,360.00
Social		25.60	375.00
Decorations		-	375.00
Total	-	25.60	750.00
Pool:			
Labor and Maintenance	675.00	3,756.03	5,600.00
Supplies	40.41	2,376.95	4,400.00
Total Pool	715.41	6,132.98	10,000.00
Repairs:			
Tennis Courts		17.35	500.00
Electric		469.94	3,500.00
Misc. Repairs		100.00	1,500.00
Total Repairs	-	587.29	5,500.00
Utilities:			
Electric - LCUB	395.84	1,886.89	2,900.00
Phone - TDS	50.65	299.93	500.00
Water - First Utility	199.52	984.72	1,650.00
Total Utilities	646.01	3,171.54	5,050.00
Total Operating Expenses	4,041.09	24,257.19	45,378.24
Operating Income or Loss	(4,040.79)	30,575.29	9,853.76
Non recurring expenses			
-Pool Cover		-	3,500.00
-Landscaping		3,871.04	3,900.00
		3,871.04	7,400.00
Balance net of capital projects	64,108.98	26,704.25	2,453.76
Savings Accounts:			
Capital Projects:			
Pool Projects	-	-	
-Pool Cover (spend)		-	
- Pool (reserves)	668.58	668.58	14,034.67 R
Landscaping Projects			
The Courts	-	-	
- The Court(spend)	16,963.00	28,030.67	28,600.00 S
Other Capital Projects		-	1,422.45 R
Total Capital Projects	17,631.58	28,699.25	44,057.12
Net Income	(21,672.37)	(1,995.00)	(41,603.36)
Ending Bank Balance	46,477.40	46,477.40	6,869.04



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	09/01/2026	\$31,040.39	\$31,040.39
SMARTSAVER BUS SAVINGS-1287	*1287	09/01/2026	\$1,422.45	\$1,422.45
SMARTSAVER BUS SAVINGS-5873	*5873	09/01/2026	\$648.47	\$648.47
SMARTSAVER BUS SAVINGS-5899	*5899	09/01/2026	\$13,366.09	\$13,366.09
Assets Total			\$46,477.40	\$46,477.40

End



SmartBank.

PO Box 650707
Dallas, TX 75265-0707

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

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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	\$31,040.39

SMARTINTEREST BUSINESS DD

Account Number: XXXXXX5485

Account Owner(s): SEDGEFIELD HOMEOWNERS ASSOCIATION

Balance Summary

Beginning Balance as of 08/01/2026	\$52,044.18
+ Deposits and Credits (2)	\$668.88
- Withdrawals and Debits (16)	\$21,672.67
Ending Balance as of 08/31/2026	\$31,040.39
Service Charges for Period	\$10.00
Average Collected for Period	\$35,148
Minimum Balance for Period	\$30,413

Earnings Summary

Interest for Period Ending 08/31/2026	\$0.30
Interest Paid Year to Date	\$2.58
Average Rate for Period	0.01%
Number of Days for Average Rate	31

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Aug 28	PURCHASE OF CHAISE LOUNGE CHAIRS	668.58
Aug 31	INTEREST PAID	0.30

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Aug 04	LENOIR CITY UTIL/UTIL PYMT	34.68
Aug 04	LENOIR CITY UTIL/UTIL PYMT	50.77
Aug 04	LENOIR CITY UTIL/UTIL PYMT	310.39
Aug 10	TDS TELECOM/TEL.BILL	50.65
Aug 10	FUD KNOX CO TN/PAYMENT	199.52
Aug 13	LOCKBOX MAINTENANCE	10.00



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

Date	Description	Withdrawals
Aug 28	INTUIT */QBOOKS ONL 7999805 SEDGEFIELD HOMEOWNERS	41.52

CHECKS PAID

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Aug 04	1706	40.41	Aug 20	1719	300.00	Aug 25	1722	325.00
Aug 07	*1715	153.15	Aug 24	1720	1,875.00	Aug 27	1723	668.58
Aug 04	*1718	16,963.00	Aug 20	1721	300.00	Aug 27	1724	350.00

* Indicates a Skip in Check Number(s)

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Aug 04	34,644.93	Aug 20	33,631.61	Aug 27	30,413.03
Aug 07	34,491.78	Aug 24	31,756.61	Aug 28	31,040.09
Aug 10	34,241.61	Aug 25	31,431.61	Aug 31	31,040.39
Aug 13	34,231.61				

