SEDGEFIELD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
OCTOBER 2026

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October 13, 2026

Present: Scott Retterer (SR), Kathy Hylton (KH), John McMichael (JMc), Joanne Maier (JMa), Bill Wishart (BW), Fred Talarico (FT), Brenda McDonald (BMc)-Guest

Meeting Location: Sedgefield residence, October 13, 7:00 p.m.

Start October 13, 7:03p.m.

MOTIONS/DISCUSSIONS

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

DISCUSSION: The next meeting will be on November 10, 2026 @ 7:00 p.m.

DISCUSSION: September meeting minutes were reviewed.
MOTION: to approve (BW)
SEC: (FT) **VOTE:** Unanimous Aye

DISCUSSION: The State of Tennessee now requires every property owners' association in the state to obtain and maintain a fidelity bond covering the dishonest acts of those who handle association funds. The coverage is the HOA reserves plus 25% of the annual assessments. The annual premium for this bond is $59.00
MOTION: To approve insurance bond (KH)
SEC: (SR) **VOTE:** Unanimous Aye

FINANCIALS:

DISCUSSION: September financials were reviewed
MOTION: Approve September financials (FT)
SEC: (BW) **VOTE:** Unanimous Aye

NEW BUSINESS:

LANDSCAPING: BMc asked for help with keeping up with side landscaping jobs. She suggested that perhaps teenagers from the neighborhood would be willing to work a few hours, a few days each week, specifically to water plant material. BMcD would be willing to supervise their activity. She was thinking about $1500 for landscaping labor should adequately cover this.

LONG RANGE CAPITAL PROJECTS AND REPAIRS

The board is developing a detailed list of capital projects and repairs that will need to be addressed over the next 6 to 8 years. The intent is to review this list at the annual HOA meeting in January, 2027.

SOCIAL: Fire truck and chili cookoff October 25, @ 3 p.m.

MOTION: Adjourn meeting @ 7:59 p.m. (KH) **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
0/31/2026

	Current Actual	YTD Actual	Annual Budget
Opening Balance 10/1/2026	**38,313.47**	**48,472.40**	**48,472.40**
Total Income	**0.19**	**54,835.29**	**55,232.00**
Total Operating Expenses	**1,452.09**	**30,889.78**	**45,378.24**
Total Capital Projects	**0.00**	**35,556.34**	**51,457.12**
Total Expenses	**1,452.09**	**66,446.12**	**96,835.36**
Net Income	**(1,451.90)**	**(11,610.83)**	**(41,603.36)**
Ending Bank Balance	**36,861.57**	**36,861.57**	**6,869.04**

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	**20,245.79**	**Book Bal**	**15,439.41**	**35,685.20**
	Bank Bal	21,422.16	Tot Bank Bal	15,439.41	36,861.57
	OS Items:				
			Savings Misc_1287	2,018.00	
			Savings Pool_5899	13,369.57	
	1738	$1,125.00	Savings Tennis_5873	51.84	$1,125.00
	1739	$51.37		15,439.41	$51.37
	Total OS	$1,176.37	Total OS		$1,176.37
	Adj Bank	**20,245.79**	**Adj Bank**	**15,439.41**	**35,685.20**
	Recon Diff	**0.00**	**Recon Diff**	**0.00**	**0.00**

KW
11/10/2026

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

	Current Actual	YTD Actual	Annual Budget	
Opening Book/ Bank Balance	**38,313.47**	**48,472.40**	**48,472.40**	
Income:				
Dues - Payment received	-	54,800.00	55,200.00	
Interest/Other Income		25.10	32.00	
Late Fees	0.19	10.19	-	
	0.19	**54,835.29**	**55,232.00**	
Operating Expenses:				
Business:				
Bank Lock Box	10.00	100.00	120.00	
Quickbooks	41.52	504.73	498.24	
Total Bank Expenses	**51.52**	**604.73**	**618.24**	
Insurance	59.00	2,145.60	1,950.00	
Legal		-	50.00	
Office Supplies		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	**59.00**	**2,741.62**	**3,100.00**	
Landscaping:				
Mowing: Sebas		9,898.82	11,405.00	
Weeding/Mulching: Knox Green		3,850.00	5,500.00	
WeedMan		-	2,025.00	
Misc limb/tree removal		795.47	1,430.00	
Total Landscaping	**-**	**14,544.29**	**20,360.00**	
Social	109.32	134.92	375.00	
Decorations	322.26	322.26	375.00	
Total	**431.58**	**457.18**	**750.00**	
Pool:				
Labor and Maintenance		4,831.03	5,600.00	
Supplies	323.95	2,807.60	4,400.00	
Total Pool	**323.95**	**7,638.63**	**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	408.28	2,714.43	2,900.00	
Phone - TDS	50.31	400.55	500.00	
Water - First Utility	127.45	1,201.06	1,650.00	
Total Utilities	**586.04**	**4,316.04**	**5,050.00**	
Total Operating Expenses	**1,452.09**	**30,889.78**	**45,378.24**	
Operating Income or Loss	**(1,451.90)**	**23,945.51**	**9,853.76**	
Non recuring expenses				
-Pool Cover		2,986.05	3,500.00	
-Landscaping		3,871.04	3,900.00	
	-	6,857.09	7,400.00	
Balance net of capital projects	**36,861.57**	**17,088.42**	**2,453.76**	

Savings Accounts:

Capital Projects:				
Pool Projects	-	-		
-Pool Cover (spend)		-		
- Pool (reserves)		668.58	14,034.67	R
Landscaping Projects				
The Courts	-	-		
- The Court(spend)		28,030.67	28,600.00	S
Other Capital Projects		-	1,422.45	R
Total Capital Projects	-	**28,699.25**	**44,057.12**	
Net Income	**(1,451.90)**	**(11,610.83)**	**(41,603.36)**	
Ending Bank Balance	**36,861.57**	**36,861.57**	**6,869.04**	

SmartBank

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	10/31/2026	$21,422.16	$21,422.16
SMARTSAVER BUS SAVINGS-1287	*1287	10/31/2026	$2,018.00	$2,018.00
SMARTSAVER BUS SAVINGS-5873	*5873	10/31/2026	$51.84	$51.84
SMARTSAVER BUS SAVINGS-5899	*5899	10/31/2026	$13,369.57	$13,369.57
Assets Total			**$36,861.57**	**$36,861.57**

*****End*****

SmartBank

PO Box 650707
Dallas, TX 75265-0707

Account Number	XXXXXX5485
Statement Date	10/30/2026
Statement Thru Date	11/01/2026
Check/Items Enclosed	4
Page	1

00015519 T5365DDA103126001548 01 000000000 0000000 004

SEDGEFIELD HOMEOWNERS ASSOCIATION
316 SWEETGUM DR
KNOXVILLE TN 37934-0843

00015519 0054484 0001-0003

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	$21,422.16

SMARTINTEREST BUSINESS DD

Account Number: XXXXXX5485

Account Owner(s): SEDGEFIELD HOMEOWNERS ASSOCIATION

Balance Summary

Beginning Balance as of 10/01/2026	**$22,874.06**
+ Deposits and Credits (1)	$0.19
- Withdrawals and Debits (11)	$1,452.09
Ending Balance as of 10/31/2026	**$21,422.16**
Service Charges for Period	$10.00
Average Collected for Period	$22,003
Minimum Balance for Period	$21,421

Earnings Summary

Interest for Period Ending 10/31/2026	$0.19
Interest Paid Year to Date	$2.99
Average Rate for Period	0.01%
Number of Days for Average Rate	31

DEPOSITS AND OTHER CREDITS

Date	Description	Deposits
Oct 30	INTEREST PAID	0.19

DEBITS AND OTHER WITHDRAWALS

Date	Description	Withdrawals
Oct 06	LENOIR CITY UTIL/UTIL PYMT	35.16
Oct 06	LENOIR CITY UTIL/UTIL PYMT	53.61
Oct 06	LENOIR CITY UTIL/UTIL PYMT	319.51
Oct 09	FUD KNOX CO TN/PAYMENT	127.45
Oct 13	TDS TELECOM/TEL.BILL	50.31
Oct 14	LOCKBOX MAINTENANCE	10.00
Oct 28	INTUIT */QBOOKS ONL 2637815 SEDGEFIELD HOMEOWNERS	41.52

MEMBER FDIC

CHECKS PAID

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
Oct 05	1734	109.32	Oct 22	1736	322.26	Oct 30	1737	59.00
Oct 14	1735	323.95						

* Indicates a Skip in Check Number(s)

DAILY BALANCE SUMMARY

Date	Balance	Date	Balance	Date	Balance
Oct 05	22,764.74	Oct 13	22,178.70	Oct 28	21,480.97
Oct 06	22,356.46	Oct 14	21,844.75	Oct 30	21,422.16
Oct 09	22,229.01	Oct 22	21,522.49		

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