

SEDGEFIELD HOME OWNERS ASSOCIATION  
SPECIAL MEETING REGARDING DUES INCREASE  
MEETING MINUTES  
APRIL 28 2024

**Special meeting April 28, 2024**

Present:	David Cotten (DC), Becca Reznicek (BR), Jonathan Francis (JF), Michelle Lukosi (ML)
Meeting Location:	Christ Covenant 2 p.m.

**Start time - 2:04**

**MOTIONS/DISCUSSIONS**

Board agreed to follow Robert’s Rules of Order for running meetings.

JF board moves to increase the dues of the HOA by \$100

Dave Willis - seconds

**Discussion**

Deb Stegner - After she reviewed the financials and dues calculations seemed \$900 short for FY24 and FY25

JF - they were reviewed by the budget committee but we will look into it

Deb Stegner -annually increasing revenue by \$13,800 a year.

What do we plan on doing with that?

Why not a special assessment?

Dave Willis - would like to see it built up in reserves?

Since it could take a long time to get special assessments in order let’s build it up in reserves instead of special assessments

Gave examples of other neighborhoods and their dues

Jeanette Talarico - only raise it a little right now

What happened to the budget issue?

33% is a lot

Wilder - since the last dues increase inflation has increased by 25%

JF - Mentioned that the Budget committee, led by John Stegner, reviewed the budget issue and thanked John, and Dave Willis for their review of the budget.

John Stegner - landscaping was \$3300 last year but not budgeted

Money reserves look nice but easy to spend

This would put us at \$55,000 in total dues

John Duff - Do we have a cost estimate if the pool implodes?

Fred Talarico - Activity court is not going anywhere

Why not spend it on the pool?

JF - We inherited the budget and what was budgeted.

Dave Willis - Major spending is being saved for the courts and have some already

Dennis Smith - do you have reserves for your home budget set aside? This is not a live paycheck to paycheck deal

John Stegner - end of year \$33500 savings

Tennis courts need to be resurfaced every 5-7 years

JF - We would like to first address the water issues around the courts with a French drain to help reduce current and future deterioration

Dennis Smith - small cracks get larger and larger with freezes

JF- we will have more discussions on the specific repairs in the future

Jeanette Talarico - I thought this meeting was to discuss the budget then we will vote

JF- the updated budgets were sent out and we mentioned at the last meeting, which was not official because there was no quorum, that we would vote at this meeting

JF- if there are no other comments you can submit your votes and we will ask for volunteers to be on a counting group to go count the votes, present and proxy, in the next room

Counting group - Dave Willis, Dennis Smith, Kathy Hylton

All voters 55 yes 22 no

JF- the vote passes

Deb Stegner - Article C&R 5 Section 5 page 4 "majority of the votes irrespective of class of members"

Various Residents - Majority of votes or majority of homeowners?

JF - We will check if it's the majority of the votes or the majority of homeowners?

We will file with Knox county

Deb Stegner - check with Knox county

John Stegner - pay legal fees to find out

**MOTION:** 3:20pm Adjourn meeting (JF). SEC:(DW). VOTE: Unanimous Aye

## 1. MISCELLANEOUS

Please submit any external home or property improvement proposals to the Advisory Committee for approval as stated in the Sedgfield Covenants & Restrictions, Article XIII. The form is available on the SHOA website.

<https://sedgfieldhoa.com>

The By Laws, Declaration of Covenants and Restrictions, Forms, and Residents Directory are available on the SHOA website. <https://sedgfieldhoa.com>