

SEASONS TRACE SINGLE FAMILY ASSOCIATION

Annual Meeting Minutes, November 10, 2016

Opening:

The annual meeting of the STSFA was called to order at 7:02 PM by President Ted Johnson.

Present:

Board members Ted Johnson, Steve Whaley, Kim Overton, Blake Rochelle and Ro Seaman, and Pierre Forget of Berkeley were present. Thirty-seven residents were present or represented by proxy. Quorum of residents for the annual meeting was determined and met.

Minutes from the 2015 Annual STSFA Meeting

The minutes from November, 2015 annual meeting were read by Ro. Corrections were discussed. Mrs. Wallace moved to approve the minutes as corrected; the motion carried unanimously.

Address to Members: “State of the Association” by President Johnson

New Seasons Trace recreation area improvements: Ted explained the costs of annual dues and special assessments and the projects that are underway through the Recreation Association. He requested suggestions from neighbors on the new design for the athletic courts.

Adopt-a-highway: Seasons Trace participates in two clean-up events each year. Volunteers are urged to contact Ted with any time they invest in cleaning up the neighborhood during the year so he can include them in his semi-annual report. He would also like to have recognition for those volunteers on the website.

Mail Chimp, Twitter, Facebook, Neighborhood Directory: Residents are urged to sign up and to volunteer if they would like to assist with these communication venues.

Good Neighbor Grant from James City County: \$500 will be provided to our HOA to rebuild the trail in the common area between Winter East and Seasons Trace Road, as well as installation of bird houses and feeders from Wild Birds Unlimited. Our HOA will be credited \$22 per hour for volunteer service on these projects and residents are invited to sign up.

Audubon Christmas Day Bird Count: Residents may participate in this national event. Training and information will be available on the STSFA website.

Pet amenities: Pet owners are asked to sign up to discuss maintaining Pet Stations. Two residents raised concerns about the high cost of buying additional bags and whether the stations are effective in motivating reluctant pet owners to clean up after their pets.

Recreation Association: the Rec. Board is in need of additional members. The annual meeting will be Dec. 12, 2016 at the pool clubhouse.

Nomination and Election of Board Members

Steve Whaley resigned the position on the Board which he had held for several months in 2016 due to a vacancy. An election for Board membership was held. The following were unanimously elected by open ballot to 3-year terms: Brian Sorrell, Tricia Sorrell, Lizzie Bailey, and Ro Seaman.

HOA Financial/Budget Review

Ted reviewed the 2016 HOA financial information and the 2017 budget. He explained that there likely will be changes to the structure of the various single family boards in the neighborhood when the lawyer reviews and revises the Seasons Trace covenants. There was an active discussion about the extent of the STSFA's responsibility to financially support the Recreation Association. Residents raised concerns about the large amount of money being borrowed by the STSFA for Rec projects. There is particular concern about what could happen if insufficient payments are received from residents to pay off the loan in the future.

Open Forum

Brian Sorrel expressed a concern that the ballots for the special assessments were incorrectly counted and asked to examine them. He also noted there was a typographical error on the ballots (replacing 2016 with 2017) which could have caused confusion. Pierre will host Brian and other interested Board members at his Berkeley Management office to examine the ballots.

The next STSFA Board Meeting will be held on Monday, January 9, 2017, at 7:00 PM at the pool clubhouse.

Adjournment:

The meeting was adjourned by Ted at 8:45 PM.