

SEASONS TRACE SINGLE FAMILY ASSOCIATION

DRAFT: Annual Meeting Minutes, November 9, 2017

Opening:

The annual meeting of the STSFA was called to order at 7:00 PM by President Tricia Sorrell.

Present:

Board members Ted Johnson, Kim Overton, Lizzie Bailey, Brian Sorrell, Tricia Sorrell and Ro Seaman, and Pierre Forget of Berkeley were present. There were ten members present and 21 proxies, so the quorum of residents for the annual meeting was met.

Minutes from the 2016 Annual STSFA Meeting

The minutes from the November, 2016 annual meeting were read by Ro. Tricia moved to approve the minutes as read; the motion carried with 14 yes votes and one abstention.

Nomination and Election of Board Members

Tricia explained that there were no vacancies on the STSFA Board because all of the current members were in the midst of their 3-year terms. However, the Recreation Association Board is in need of one additional board member who must be a resident of the single family section of Seasons Trace. This person would represent the interests of Single Family and would need to be voted onto the Rec Board in the January election. Any volunteers or nominees may send Tricia their information through the STSFA website.

HOA Financial/Budget Review

Brian reviewed the 2017 HOA financial information and the 2018 budget. There is a new line item, "Emergency Recreation Association Reserve," to enable the STSFA to be prepared for future pool repairs and expenses. There was an active discussion about the funding the STSFA provides to support the Recreation Association. Some residents asked if pool users should provide a larger share of the costs to run the pool. Residents were encouraged to attend the next Recreation Association meeting on Dec. 20, 2017 at 6:30 PM at the clubhouse.

Tricia explained that the STSFA is expecting the Recreation Association to return unused funds from the specific improvement projects funded by our loan. This would enable us to pay off the loan more quickly.

Brian discussed the line items for legal fees and legal collections in response to questions from residents. He explained that there may be changes to the structure of the various single family boards in the neighborhood when the lawyer reviews and revises the Seasons Trace covenants.

The changes might save substantial management costs to all of the boards if the neighborhoods vote to approve the new by laws.

Tricia moved that the 2018 HOA budget be adopted, and the motion carried unanimously.

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 to James City County. The next clean up event will be in April and will be announced on the website.

Mail Chimp, Twitter, Facebook: Residents are urged to sign up to stay informed of neighborhood events.

Good Neighbor Grant from James City County: \$500 will be provided to our HOA to further improve the natural areas bordering Seasons Trace Road. Ken Butler has again offered his crew for volunteer clearing of dead trees and branches. There will be additional installation of houses for bats and owls by 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. The December training date and information will be available on the STSFA website.

Crime Watch Seminar: The James City County police will provide a presentation on crime prevention at 6:30 PM in December at the clubhouse. Ted will put the final date and time on the website.

Open Forum

Tricia invited residents to volunteer to be the contact person who would schedule the use of the clubhouse for the Recreation Association. Ted said he would ask his wife if she could do it, and Marie offered to be the back-up.

A resident suggested recycling newspaper plastic bags and shopping bags instead of purchasing bags for the Pet Waste Stations. Ted explained that the pet waste bags had been free so far, and there were several advantages to using the bags designed for the waste stations.

A resident asked if the concern at the 2016 meeting about the ballots for the special assessments had been resolved, and Brian said it was.

A resident asked about the feasibility of changing the incline of Seasons Trace Road at the intersection with Longhill Road so that it would be safer. Ted responded that it is likely the incline will be addressed by VDOT when Longhill Road is transformed into a 4-lane highway, but there is no set date for that project.

A resident expressed concern about the sprinklers malfunctioning at the entrance to Seasons Trace. Tricia will address that concern with the Multi-Family HOA because they are responsible for the entrance maintenance.

The date of the next STSFA Board Meeting has not yet been determined.

Adjournment:

The meeting was adjourned by Tricia at 8:25 PM.

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