

SEASONS TRACE SINGLE FAMILY ASSOCIATION

Quarterly Meeting Minutes

February 11, 2019

Opening: The regular quarterly meeting of the STSFA was called to order at 6:02 PM by President Tricia Sorrell.

Present: Ted Johnson, Kim Overton, Blake Rochelle, Tricia Sorrell, Brian Sorrell, Lizzie Bailey, Ro Seaman and Pierre Forget. Quorum was determined and met.

Presentation of October meeting minutes: The minutes were unavailable. Minutes will be written, emailed to Board members, and read at the next quarterly meeting.

Recognition of Public Comments: There were no public comments.

Treasurer's Report: Pierre updated the Board about the current HOA income and expenses. The treasurer's report was adopted unanimously.

Old Business:

Drainage problem: Blake received no responses when he looked into other repair companies. So Ted made a motion that the Board hire Gilley Construction to repair the storm water drain collection piping on Mataponi Trail, the cost not to exceed \$3400. The motion passed unanimously.

Discussion of Revised Covenant Process: Brian, Ted and Ro reported on their meeting with Sue Tarley to discuss the draft documents. Some of the advantages of the new documents:

1. They are compliant with American Bar Association guidelines and current Virginia law.
2. They are clear, concise, and will maintain the attractive quality of Seasons Trace.
3. They will better protect the rights of property owners and provide more roles for residents to actively govern their neighborhood.
4. The updated language and table of contents will appeal to new buyers in Seasons Trace.
5. The Board will be able to efficiently resolve neighborhood issues without the expense of legal proceedings, conserving more finances for neighborhood improvements.

The Board agreed to move forward with the rest of the contract with Sue Tarley with the expected cost of \$1500. Ro will contact Sue this week to let her know the Board's decision and find out more about the timeline we can expect. The Board plans to hold the final vote on the new documents at the November Annual Meeting.

Architectural Review: Two issues were submitted and approved since the last meeting.

JCC Good Neighbor Grant: Ted will announce the dates of spring grant activities. They must be completed by April 30. Ted made a motion that Seasons Trace participate in the JCC Clean Commission this spring, not to exceed \$50 for refreshments for volunteers. The motion passed unanimously.

Community Yard Sale: Ted announced that the date will be May 11. He made a motion that the Board approve not more than \$50 to pay for advertising for the event. Tricia suggested the Board communicate better with residents so they know how to participate in order to increase participation and attract more yard sale visitors.

Recreation Association: The Rec Board welcomes new member Drew Archbald.

Tricia reported that the Recreation Association Board still has not received financials from the management company. The Rec Board has given the company one final opportunity to provide financials before the Board cancels the contract due to the company's gross neglect.

New Business

The pond near intersection of Winter East and Seasons Trace Road is nearly empty: Pierre will investigate to find out if the pond is necessary and more information about how to maintain it. The Board will work with the property owners adjacent to the pond to resolve the issue.

The street signs at Summer East and Seasons Trace Road are fading: Pierre will contact VDOT to see if VDOT will upgrade them.

Next Quarterly Meeting: May 13, 6:00 PM at the pool clubhouse.

Adjournment: The meeting was adjourned at 7:10 PM by Tricia.