

SEASONS TRACE SINGLE FAMILY ASSOCIATION

Quarterly Meeting Minutes

August 12, 2019

Opening: The regular quarterly meeting of the STSFA was called to order at 6:00 PM by President Tricia Sorrell.

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

Presentation of May meeting minutes: The minutes were read and corrected. The corrected minutes were approved.

Recognition of Public Comments: no comments.

Treasurer's Report: Pierre updated the Board about the current HOA income and expenses. The STSFA is on budget or slightly below. The treasurer's report was adopted unanimously.

Recreation Association Report:

Tricia reported that we are at the end of a three-year pool contract, so costs will increase next year. Bids are being taken for winter maintenance and summer 2020. There is a serious need for someone to monitor attendance at the pool to ensure residents and guests are being properly recorded. Also, this year the number of new renters who asked for pool passes was overwhelming for the Rec. Board, and a plan needs to be developed for next summer to handle the influx. Lifeguards cannot do these jobs.

Additional pool umbrellas were purchased with funds from both HOA's. The sports courts have been resprayed and an additional trash added. Leaks in the pump house need to be addressed.

The Rec Association did not renew its contract with Brooks Realty and will work with an accountant instead.

The next Recreation Association meeting is August 15 at 5:00 PM at the clubhouse.

Old Business:

JCC Good Neighbor Grant: Ted reported the application for this fall's grant could focus on the pond at the intersection of Winter East and Seasons Trace. A motion was passed to provide not more than \$50 for refreshments for volunteers on the workdays.

Adopt-a-Highway Program: Ted reported the "Day to Serve" clean-up will be Sept. 14, 10:00 to noon. A motion was passed to provide not more than \$50 for refreshments for volunteers.

Discussion of Revised Covenant Process: The revised documents were approved by the Board unanimously via email in July and are available online. A letter advising residents about the document links and the Town Hall Meeting was mailed by Pierre. Ro will contact Susan Tarley with questions from the Board and report back to Board members by email.

The Board will hold a Town Hall meeting with Susan Tarley in September 16 at 7:00 PM at the clubhouse. The final vote on the new documents will be at the November Annual Meeting.

Architectural Review: There were three requests for tree removals and one request to add a gravel border. All were approved.

New Business: Four Board members are completing their three-year commitments at the end of 2019: Lizzie, Tricia, Brian, and Ro. Tricia has decided she will step down from the STSFA Board but will continue to work with the Rec. Association. Residents are needed who would like to fill these Board openings.

Executive Session from 7:05 to 7:20 PM

After the Board adjourned from executive session, Ted made a motion for letters of concern to be issued from Berkeley Realty to the owners of the specific properties discussed in executive session. Motion seconded and passed.

Next Quarterly Meeting: October 14, 6:00 PM at the pool clubhouse. On the agenda will be discussion and approval of the 2020 budget.

Adjournment: The meeting was adjourned at 7:26 PM by Tricia.