

SEASONS TRACE SINGLE FAMILY ASSOCIATION

DRAFT Annual Meeting Minutes, November 14, 2019

Opening:

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

Present: Board members Ted Johnson, Tricia Sorrell, Brian Sorrel, Lizzie Bailey, Blake Rochelle, Ro Seaman, and Pierre Forget of Berkeley were present. The quorum of residents for the annual meeting was met.

Minutes from the 2018 Annual STSFA Meeting

The minutes from the November, 2018 annual meeting were read by Ro. Tricia moved to approve the minutes with one correction; the motion carried.

Address to members

Tricia reported that the STSFA, Multi-Family and the Recreation Association made many efforts to improve financial stability and reduce costs for the pool in the past year. Safeguards have been put in place to control spending by requiring the homeowner boards to vote on purchases. An accountant oversees the Recreation Association checking account, including auditing and tax forms. All income from clubhouse rentals, storage lot fees, and guest passes have been added to the pool reserve fund instead of being spent on other items.

The new contract with High Sierra will be \$30,600, with adjusted pool hours from noon to 8 PM every day except Saturdays which will be from 10 AM to 8 PM. The new hours were determined by the attendance data from summer 2019. All three current Rec Association Board members will be resigning, so new members will be needed.

Nomination and Election of STSFA Board Members

There were four vacancies because the terms of four members on the STSFA Board were ending: Lizzie, Tricia, Brian, and Ro. Ted nominated Jennifer Hanes, Ed Overton, and Ro. All three nominations were seconded by Tricia and the vote was unanimous, so all three nominees will begin three-year terms on the Board. Additional new board members can be appointed.

HOA Financial/Budget Review

Brian and Pierre reviewed the 2019 HOA financial information and the 2020 budget. There was a 5% increase in the annual dues for 2020 to provide enough funding for expenses and reserve funds.

Tricia moved that the 2020 HOA budget be adopted, and the motion carried unanimously.

Good Neighbor Grant: James City County will provide \$500 to our HOA to clean up the sediment basin with help from the landscaping company. Ted will announce spring dates for workdays on the message board and online

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.

Open Forum

A neighbor requested improved lighting in the clubhouse parking lot. This request will be taken to the Recreation Board by the STSFA president.

Next STSFA Annual Meeting: November 12, 2020

Adjournment of the Annual Meeting: The general meeting was adjourned by Tricia at 8:03 PM in order to hold the Special Meeting concerning the revised documents.

Special Meeting concerning the amended and restated declaration of covenants, conditions and restrictions

The special meeting was begun at 8:04 PM. Members discussed the pros and cons of the revised documents. There was a total of 33 ballots and proxies given to Pierre at the meeting. Ted moved to suspend the special meeting until January 13, 2020 and extend the period for homeowners to submit proxies. After a discussion of the motion, the vote was 18 yes, 11 no, and 4 abstaining.

The special meeting was suspended at 8:55 PM.

The next quarterly meeting of the STSFA will be January 13, 2020 at 6:30 PM at the clubhouse.