

# Season's Trace HOA Meeting Minutes

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**March 13, 2017**

Present: Ted Johnson, Blake Rochelle, Kim Overton, Rowena Seaman, Lizzie Bailey, Brian Sorrell, Tricia Sorrell, Pierre Forget

## **I. Minutes from Last Meeting**

The minutes from the January HOA meeting were approved; motion by Ted Johnson and 2<sup>nd</sup> by Brian Sorrell

- II. Pierre Forget presented the financial report. Board accepted financials
  - i. Board went into Executive Session to discuss delinquent accounts; suggestions were made by Pierre Forget on how to proceed.
  - ii. Board came out of Executive Session.

## **III. Rec Association Review**

Multi-family determined they should pay the same as single family, resulting in a \$3500 loss of revenue. Expenses were changed around in the Rec Association financials to cover the shortfall.

Only 11 residents are currently using the storage lot. The storage lot needs updating, so there is some discussion about whether it is worth putting money towards the repairs/upkeep. It was deemed that Winter Park and Pheasant Run need the storage. The rate to use the storage lot was raised to \$25 a month, and users have to register the vehicles stored in the lot.

We the board are requesting from the Rec Association that additional bids be obtained before improvements and monies be spent for Rec Association improvements, especially in house work not completed by contractors. Some of the financial numbers on projects worked on seem too high, and could be lowered with more competitive bids for work to be done.

There will be ID cards this year for the pool. The cost of each ID card was projected to be \$1.00 an ID. Rec Association is purchasing a laminator to make the passes. There will be advertised dates in the future concerning the issuing of the pool passes. Guest passes will be available for \$5.00 a person, or you can purchase a book of passes for \$20.00. There will be a lockbox for payments for guest passes. Residents of Heron Run will be able to purchase pool memberships for \$200 a household for the summer. The lifeguards will check the pool IDs. There will be two lifeguards on duty at all times, and three on weekends and holidays.

The next Rec Association meeting is on May 10<sup>th</sup>, 2017 at 6:30 PM at the clubhouse.

#### **IV. Architectural Review**

There were two requests. One for the removal of a dead tree, and one for work on a driveway and the removal of a tree. Both were approved. A request made by a resident in Pheasant Run was deferred to the Pheasant Run HOA.

#### **V. Old Business**

No new inputs to the directory.

Saturday, April 22<sup>nd</sup> is clean up day. No tree or brush debris will be accepted this year. Trash only. Suggestion was made to set aside an amount not to exceed \$50 for refreshments for participants that day, and the committee will do a community action to purchase based on the number of residents who show up to participate. Brian Sorrell motioned to accept with a second by Kim Overton. The votes was unanimous. Ted Johnson and Kim Overton will be in charge of the event.

The HOA website is up and running at [www.seasonstrace.org](http://www.seasonstrace.org). Approximately 50 people are following the website at this time.

The old business minutes for Winter Park will be sent as a PDF to Blake Rochelle or Ted Johnson so they may be added to the web page.

Update on the Good Neighbor Grant. There is still more work to be done on the trail between Seasons Trace Road and Winter East. So far the work completed by Rowena, Ted, Lizzie, and Ken Butler's team are way over the 10 hours stipulated for the grant. The next work day is March 18<sup>th</sup> at 10 am. So far \$32 has been spent for refreshments for Ken Butler's men who worked, and only \$160 of the allotted money for trail timbers and re-bar has been spent. The bird feeders have not yet been purchased.

Update on the Longhill Rd expansion. Rt. 199 to Old Towne Rd is the only phase going forward at this time.

The Season Trace Community Yard Sale is set for Saturday, May 13<sup>th</sup>. There is a small fee for advertising in the paper. Brian will look into the possibility of getting the advertising for free in the community events section of the paper. Individuals will indicate participation by placing balloons or streamers on their mailboxes. Lizzie motioned to accept the yard sale date, seconded by Ro. The motion passed unanimously.

Pierre is working on getting information on the cost of treating/clearing roadways affected by weather. Blake proposed only Seasons Trace Rd be covered by the Single Family HOA.

#### **VI. New Business**

There will be an addendum to this meeting to discuss a covenant violation. The homeowner will be notified by letter, and a special be meeting will be held. Date to be determined.

#### **VII. Closing.**

End of meeting motion by Brian Sorrell, seconded by Kim Overton. Meeting adjourned at 9:02 PM.