

SEASONS TRACE Recreation Association  
301 Seasons Trace  
Williamsburg, VA 23188-1602

Minutes of Board Meeting  
August 26, 2025

Meeting was called to order by President Johnson at 5:50 PM. Mbrs present: Ted Johnson, Keith Scott, Pat Branch. Two association members attended.

The minutes of the May 27, 2025 meeting were reviewed and approved.

One member expressed an interest in expanding gardening projects around the property and volunteered to obtain additional information and resources provided by local clubs and organizations.

Two vacancies are open on the Board. Members are encouraged to step forward and volunteer to serve.

Financial records from Pederson accounting were reviewed. The association is still maintaining a positive balance.

The Board reviewed budget concerns for 2026. Higher expenses are anticipated to accommodate a longer pool operational schedule (Labor Day falls on Sept 7, adding an additional week of swimming than this year), higher electricity costs, and higher IRS costs. The Board intends to replace pool furniture items, taking advantage of off season pricing. To cover higher expenses, membership dues will be set at \$169.50 per household. Of this amount, \$145.50 will be transferred from the HOAs for operating expenses, and \$24 per household will be retained by the HOAs in their respective reserve funds  
Keith: Motion to approve the 2026 Budget. Motion carried.

Storage Lot operations were discussed. Not all campers/boats on the lot can be traced to a current registration. Notices will be posted, and the HOA will use available messaging formats to reach out for current users to ensure their registrations and user fees are

current. Unregistered users will have their units towed, and the lock combination for the gate will be changed after October 31.

Next meeting will be the Annual Meeting, Wednesday Dec 3, 2025 at 630PM.

Meeting adjourned 630PM.