

SEASONS TRACE SINGLE FAMILY ASSOCIATION
Quarterly Meeting Minutes
June 10, 2024

Opening: The regular quarterly meeting of the STSFA was called to order at 6:25 PM by President Ted Johnson.

Present: Board members Ted Johnson, Jenn Haynes, Chuck Brown & Ed Overton were in attendance. Quorum was determined and met. Robbi Henry from Community Partners, was also present.

Presentation of prior meeting minutes: The minutes from 3/11/24 were read briefly. Motion to approve minutes by Ed, seconded by Chuck, motion carried.

Recognition of Public Comments:

Dead tree between 113 & 121 PinTrail Trace.

Red Ford parked in PinTrail Trace that hasn't moved in several months. Ted advised to call JCC about the car.

Roberta update on Road Safety effort. Signs seem to be well received. VDOT is not responding to request to cut branches so Roberta is going to do it. She put some reflective bands in the honor box for the pool that people can purchase.

Pool soap & towels need to be restocked.

Treasurer's Report: as of 4/30/24

Overall, the association has positive balances in our operating account and our reserve accounts. Specific financial values are available to association members upon request.

Financial statements and budget information presented for board review by Treasurer Ed Overton. Ed motioned that the treasurer's report be adopted and held for audit, Chuck 2nd. No objections.

Committee Report:

Recreation Association Report: 138 households have registered for the pool. \$2,660 in user fees collected. Recommended maintenance items from High Sierra, some have been done by them, some by volunteers, and some are being delayed till next year. Everyone using the pool will need to have a wristband this year. 3 are being distributed per household, and there is a \$20 user fee per household as well. Need some folks to help move the pool cover to the tennis court on June 21 or 22. Need volunteers to sell hotdogs and ice cream on 4th of July at the clubhouse.

Architectural Review: 1 gutters/shutters paint approval

Adopt-A-Highway: Two events, one in March & one in April.

Good Neighbor Grant: Nothing in the works.

Web Page/Electronic Media: Robbi did follow up on Godaddy account. Robbi is going to reach out to Blake to get the account reset.

New Business:

- There is a vacancy on the board if anyone is interested.
- The HOA company is now Community Partners. The transfer has begun and they are an established company that has a history of HOA management which is different than Evernest. There was a mass mailing that went to all households starting today with the announcement.
- We are going to see what banking options the new company has and if we can get the online access we need there rather than change banks.

Executive session

Board moved to executive session at 7:07

Chuck motioned to end Executive session, Jenn 2nd, all approved.

Ted motioned to direct Robbi (Evernest) to take action on items as discussed in executive session, Jenn 2nd, all approved.

Executive session ended 7:17pm

Next Meetings: Sept 23, 2024 6:30pm

Annual Meeting: Nov 14, 2024 7pm

Adjournment: Jenn motioned we adjourn, Ed 2nd, adjourned 7:30 pm