

SEASONS TRACE SINGLE FAMILY ASSOCIATION
Meeting Minutes
March 10, 2025

Opening

The meeting of the STSFA was called to order at 6:35 pm by President Ted Johnson.

Present

Board members Ted Johnson, Jenn Haynes, Ed Overton, and Robertta Wallace and CPVA Property Management was represented by Bev Frantz.

Minutes from the 2024 Annual STSFA Meeting

The minutes from 11/14/24 were read briefly to the membership but were already approved by the board.

Old Business updates

Beva advised HOAs no longer have to fill out the Corporate Transparency Act.

Roberta is still working with the county to get some trees removed, the weather put a hamper on the timeline.

Please report pothole issue to VDOT!

New Business

Rec Assoc meeting on Tues 3/18. There will be discussion of upcoming expenses.

Tax preparation needs to be completed. Ed will get with Bev to make sure we have a CPA to take care of the tax prep and/or extension.

Community Yard Sale – Rec Assoc will be discussing next week. Potentially the Sat before Mother's Day.

Due schedule for Rec Assoc - Jenn motioned for board to approve Ted's request \$1,100 to make a repair to pool flange and approve movement of funds to Rec Assoc on this schedule: first half in April & then split the rest over May-Sept. Those payments will be sent to Peterson Accounting by CPVA. Roberta 2nd. All approved.

Architectural Review Board

Driveway on Teal Way was repaved, approved by Architectural Review Board.
Tree removal on Mattaponi, was approved as well.

Treasurers Report

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 & Bev Franz from CPVA. Insurance has been prepaid through Aug 1, 2025. Ed motioned that the treasurer's report be adopted and held for audit, Jenn 2nd. No objections

Money is in the CPVA bank (NCB). We are no longer going to switch to Chesapeake Bank.

Election of Officers

Ed brought a motion for current board members to continue in their current positions. Jenn Seconded. Motion carried.

Executive session

Ed moved to adjourn to executive session, Robertta 2nd. Executive session began 7:31pm
Executive session adjourned at 7:59

Ed proposed a motion that Lafayette & Ayers become our collection agency & authorize CPVA to take action on the collections discussed in executive session. Robertta 2nd, motion carried. Bev will take care of notifying the old agency that we will not be using them in the future.

Next Board Meeting: Date Mon 6/9/25 6:30pm

Next STSFA Annual Meeting: November 13, 2025 @ 7pm

Adjournment of the Annual Meeting: A motion to adjourn the meeting was brought by Ed, Robertta seconded. Adjourned at 8:03pm.