

SEASONS TRACE SINGLE FAMILY ASSOCIATION
Annual Meeting Minutes
Nov 10, 2022

Opening The annual meeting of the STSFA was called to order at 6:37 pm by President Ted Johnson.

Present Board members Ted Johnson, Jenn Haynes, Ed Overton, Blake Rochelle, and Jim McEvoy, from Evernest Property Management. The quorum of residents was not met for the annual meeting.

Address to Members Ted updated the membership on the reserve study results. The reserve study projects how much money will need in the future and if we will have enough from current dues collection, this keeps us from having to do special assessments. Fees went up slightly for Rec Assoc fees \$137 and HOA fees to \$105 for a total of \$242 per house. This was due to increase in fees on all fronts.

No major expenses for the HOA or Rec Assoc. Some minor repairs & repainting was done on Rec Center and air handling system was replaced. Repairs were done to storage lot this year as well.

This year Berkley Property Management was bought by Dodson Properties and that has been taken over by Evernest.

We participated in National Night Out and James City County Clean Commission clean up events.

Minutes from the 2020 Annual STSFA Meeting The minutes from 11/10/21 were read briefly and could not be approved by membership since there was not a quorum. Approved by board Blake motioned & Ed seconded.
Minutes from 9/19/22 were read briefly, Blake motioned to approve & Ed seconded.

HOA Financial/Budget Review Ed gave an overview of the budget for 2023. HOA Annual Dues increase from \$95 to \$105 and Rec Association Membership Dues increased from \$125 to \$137 for a total of \$242 per property. Discussion of income and expenses from 2022 and the balances Operating and Reserve accounts were discussed.

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

Ed motioned that the treasurer's report be adopted and held for audit, Blake 2nd. No objections.

Open Forum Member brought up issue of dead trees on community property, Ted will take a look at. Another dead tree issue on Mattaponi, Ted advised this is a Heron Run issue and we don't have any contact info for them. Discussion of HOAs. Discussion of adding bridge to little bridge near North Trace. Discussion of long term road project on Longhill.

Nomination and Election of STSFA Board Members Ed & Jenn's terms are up. Blake nominated Charles Brown, Ed, and Jenn. Ted seconded. No objections.

New Business Ed moved that we direct Evernest to pay the annual insurance premium to Nationwide rather than by the month since there seems to be an issue paying the bill on time. Blake 2nd the motion, no objections. Jim will talk to the check writer tomorrow and get this taken care of it, Ed will follow up.

Board wants to have access to bank accounts online. Ted made a motion that Ted, Blake, & Ed have signing authority on the account and everyone on the board has access to account online. Jim will follow up with information on how to accomplish this.

Next Board Meeting: Date Mon 3/13/22 6:30pm

Next STSFA Annual Meeting: November 09, 2023

Adjournment of the Annual Meeting: The meeting was adjourned by Ted at 7:50