

SEASONS TRACE SINGLE FAMILY ASSOCIATION

Quarterly Meeting Minutes

August 13, 2018

Opening: The regular quarterly meeting of the STSFA was called to order at 6:34 PM by President Tricia Sorrell.

Present: Kim Overton, Tricia Sorrell, Ro Seaman and Pierre Forget. Quorum was not met. Ted was able to arrive later.

Presentation of May meeting minutes: The May 14, 2018 STSFA meeting minutes were read. Members of the Board will vote by email about approval.

Recognition of Public Comments: A resident expressed concern about campers and the consistent application of neighborhood covenants regarding where they are parked. The Board responded that the Architectural Review process being studied to determine what can be enforced. At this time, the committee specifically follows what is in the current guidelines.

There is a need for the Board to address maintenance for one property which currently has no one living there.

Pierre notified the Board about a complaint from a resident concerning a truck parking on the street on Mataponi. It was decided it was a JCC violation on a public road, not an STSFA violation. Pierre will draft a letter to JCC apprising them it appears that it is not our responsibility but theirs.

Treasurer's Report: Pierre updated the Board about the current HOA income and expenses. The treasurer's report and action items will be voted on by the Board by email.

Old Business:

JCC Good Neighbor Grant: Ted will write a new grant and submit it by September 1.

Recreation Association: Tricia reported that she and Pat Branch have begun to handle clubhouse and pool rentals because Brooks did not handle them effectively. She and Pat Branch also applied herbicide to the tennis court surface, which was very labor-intensive. They arranged for cement to replace the eroded dirt under the clubhouse. In the pool area, when the skimmer was replaced, the area was not caulked properly and High Sierra will fix it at the end of the season. There was some vandalism reported in the storage lot and the police were called. Tricia also discussed the costs of replacing the pump, and that issue will be voted on by the Board by email.

Covenants: Pierre introduced a paragraph as an amendment for a vote by the Board. It clarifies the standards for residents to maintain their properties. Pierre also provided a copy of the original agreement with Susan Tarley to review and rewrite our covenants. Ro will call the law office to discuss getting the contracted work completed.

Neighborhood Sign: a sign has been purchased for the front of the neighborhood. There is room for four slots. Standard phrases like "Single Family Quarterly Meeting" or "For more information, see website" can be purchased for \$18 each. Board members are asked to suggest ideas for the announcement board and voting will be done by email.

Executive Session: The Board entered Executive Session at 7:45PM and ended it at 8:15 PM.

Because quorum was not met for this quarterly meeting, all issues will be voted on by the entire Board by email.

Adjournment: The meeting was adjourned at 8:00 PM by Tricia.