

SEASONS TRACE SINGLE FAMILY ASSOCIATION
Annual Meeting Minutes
Nov 14, 2024

Opening

The annual meeting of the STSFA was called to order at 7:00 pm by President Ted Johnson.

Present

Board members Ted Johnson, Jenn Haynes, Ed Overton, and Charles Brown. CPVA Property Management was not represented. The quorum of residents in person & via proxy was met for the annual meeting. There were 39 proxies all together.

Minutes from the 2023 Annual STSFA Meeting

The minutes from 11/9/23 were read briefly to the membership but were already approved by the board.

Address to Members

Ted updated the membership on our relationship Everest. Our management company has been changed again, it is now CPVA. The Rec Association meeting will be on 12/3/24.

HOA Financial/Budget Review

Ed gave an overview of the budget. \$245 will be annual assessment per household for 2025 which is an increase of \$3. A large portion of the assessment goes to the Rec Association. The rest of the budget was discussed.

Open Forum

Discussion of JCC Longhill Rd project coming in the future that will be relevant to Seasons Trace.

Roberta updated us on tree cutting by County on Seasons Trace. Timeline was affected by Hurricane Helene, they expect to start in Dec.

Roberta spoke to a member in Mattoponi who got a certified letter. It did not come from the board we advised her to contact Robbi at CPVA.

Roberta heard from a member on Mattaponi that there is a problem getting the neighbors to clean out the drainage ditch.

Roberta would like to see annual meeting info via email but would like bills in the mail. She also got 35 proxies for people who would like this as well. There are some laws that need to be followed for this switch. One of which is that residents need to agree in writing for email communication. The board will talk to CPVA about how to implement this.

For the streetlights there a letter/number identifier on the base of the pole. You can use this number and the cross streets to report an outage to Dominion Energy.

On Winter East there are some homes that neighbors are complaining about that need maintenance. Advised that is not covered by the HOA board unless it's a hazard.

Discussion of dissolving board to save money.

Discussion of maintenance of fountains.

Nomination and Election of STSFA Board Members

Roberta Brown Wallace was nominated by Ted, 2nd by Paul Haynes. Ted motioned to close nominations, Chuck 2nd. Roberta was unanimously elected. Welcome Roberta!

New Business

Pet station bags need to be replenished Ted purchased them and asked to be reimbursed for \$128.39. He made a motion, Chuck 2nd, motion carried.

Ted handed out info about the Corporate Transparency Act that the board needs to file, he will try it first & then let us know how it goes. Needs to be done by 12/31/24.

Ted made a motion to approve Sept minute, Ed 2nd, passed unanimously.

Jenn made a motion to stick with CPVA for another year, but continue to shop around for a new company. Chuck 2nd, passed unanimously.

For Rec Association they will need money by April for startup.

Next Board Meeting: Date Mon 3/10/24 6:30pm

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

Adjournment of the Annual Meeting: A motion to adjourn the meeting was brought by Ted, Ed seconded. Adjourned at 8:23pm.