

SEASONS TRACE SINGLE FAMILY ASSOCIATION
Annual Meeting Minutes
Nov 13, 2025

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 represented by Bev Frantz. The quorum of residents in person & via proxy was not met for the annual meeting. There were 11 proxies, 8 members, & 4 board members.

Minutes from the 2024 Annual STSFA Meeting

The minutes from 11/14/24 were read briefly to the membership unable to be approved because there was not a quorum. A motion to approve the minutes by the board was brought by Ed, 2nd by Chuck, approved.

Minutes for 9/8/25 were motioned to be approved by Chuck, 2nd by Jenn, motion carried.

Address to Members

National Night Out in August, best turn out ever!

Election of Rec Committee members on Dec 3rd, if you're interested please come to that meeting.

Please pay your dues! Collecting those dues gets very expensive for the HOA.

HOA Financial/Budget Review

Ed gave an overview of the budget. Approximately 24 percent increase in Rec Assoc budget which is passed on the Associations. \$282 will be annual assessment per household for 2026 which is an increase of \$37. A large portion of the assessment goes to the Rec Association. The rest of the budget was discussed.

Open Forum

Discussion of a pod in a driveway, not against the rules.

Nomination and Election of STSFA Board Members

No board members to be elected.

New Business

CPVA briefed the board on recent collection activities, no need for executive session

Next Board Meeting: Date Mon 3/9/26 6:30pm

Next STSFA Annual Meeting: November 12, 2026 @ 7pm

Adjournment of the Annual Meeting: A motion to adjourn the meeting was brought by Ted, Ed seconded. Adjourned at 7:34pm.