

SEASONS TRACE SINGLE FAMILY ASSOCIATION
Meeting Minutes
September 14, 2026

Opening

The meeting of the STSFA was called to order at 6:31 pm by President Ted Johnson.

Present

Board members Ted Johnson, Jenn Haynes, Ed Overton, Chuck Brown, Roberta Wallace, and Abigail from CPVA were in person and Yolanda from CPVA Property Management was participating via Zoom.

Minutes from the meeting

Roberta motioned to approve the minutes from 6/8/26, 2nd by Chuck, motioned carried.

Treasurer's Report

Per Ed it looks like the transfers to STRA are not being made, Yolanda will look into this. She will also send us a report from the collections company as to what has been collected so far this year and advise us how it appears on our financial reports.

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. Ted motioned that the treasurer's report be adopted and held for audit, Chuck 2nd. No objections, motioned carried.

New Business/Follow up old business

Pool party – Had about 20-30 people show up and enjoy the hotdogs and rock painting.

Website – We are unable to recover the domain name. We are going to do more research and come back at annual meeting with recommendations.

Board recruitment - The board would like to recruit more members for help and involvement in the board and committees. Roberta has been elected as the chair of this committee. She will put up some signs and get some info from the board.

Rec Assoc – There won't be a user fee next year to register for the pool. The budget for next year has been released. The board has no objections. 2 picnic tables and more chairs & umbrellas were added this year to the pool deck. Next year the transfers to Rec Assoc will need to be paid via check rather than electronic transfer.

Storage lot seems to be back under control. All the vehicles in there are known & paid.

Architectural Review Board

3 requests processed and approved

SE Trace - driveway

NE Trace - garden shed

Fall East - fence replacement

Budget 2027: Ed is proposing we meet again in Oct to hash out more details before proposing a new budget. He has a lot of questions about charges from 2026. He will reach out to Yolanda to discuss all these questions.

Yolanda will get us a breakout in legal fees, collections vs other legal fees.

Special meeting 10/13 6:30 and we will go over the details of the budget.

Adopt a Highway

Ted is going to spearhead a trash pick up some time in Oct.

Executive session

No executive session at this meeting

Next Board Meeting: Annual meeting, see below

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

Adjournment of the Meeting: A motion to adjourn the meeting was brought by Chuck, Roberta seconded, motioned carried. Adjourned at 7:48pm.