

SEASONS TRACE SINGLE FAMILY ASSOCIATION

Quarterly Meeting Minutes

October 19, 2020

Opening: The regular quarterly meeting of the STSFA was called to order at 6:35 PM by President Ted Johnson.

Present: Ted Johnson, Jenn Haynes, Ed Overton (electronically), Blake Rochelle, and Pierre Forget. Quorum was determined and met.

Presentation of prior meeting minutes: The minutes from July 13th were read briefly and approved.

Motion to approve minutes by Blake, Ted seconded, approved by all

Recognition of Public Comments:

Discussion by member about driveway construction. Ted gave info on process.

Treasurer's Report: as of 9/30/20

Operating Acct	\$23,724.61
Suntrust MM Reserves	<u>\$33,591.22</u>
Total Assets	\$57,315.83
Income	\$66,024.20
Expenses	<u>- \$70,916.80</u>
Over budget	(\$4,892.60)

The deficit is mostly because we paid Rec Assoc up front. After Sept, no money is spent on that so we should catch up by the end of the year.

Budget 2021 discussion:

State Corporation Commission is \$25/yr and the 2nd fee is Dept of Professional & Occupational Operations \$47.xx fee (includes app fee).

Budget is the same as 2020 but there are some more line items to add clarification.

Final loan payment for Rec Assoc will be made in Jan, 2022. That loan has been modified into one loan.

Ed moved to adopt budget for 2020, Jenn seconded, approved by all.

Old Business:

No old business

Recreation Association Report:

Haven't had a meeting, don't know when they will have a meeting. Do have a contract proposal from High Sierra but that has a caveat about health conditions. There is a lot of money in the fund right now because the pool is being maintained but not operated so it only cost us about 1/2 of what is usually did.

Ed asked if the contract with High Sierra was really with the STSFA since the amount is nearly the same. Ted says no, that figure is a coincidence. Treasurer is very disturbed the Rec Assoc has not met or produced a budget this year. He would like to add this to an executive meeting. President discussed current status of Rec Assoc, financially it is not an issue because expenses were much lower than expected.

Architectural Review: Puffin Ln. has an addition being done.

Adopt-A-Highway: 4 folks showed up to do the clean up.

Good Neighbor Grant: President has sent in the application but there may not be any grants this year.

Web Page/Electronic Media: Secretary needs to send minutes to Blake to be put on the website.

New Business

Reserve Study: This has already been done by one of the other assoc

Annual Meeting: Most Rec Associations are not having meeting. Our bylaws require it unless it falls on a holiday, could potentially call a national health concern a holiday. Typically we get about 20 -30 people for the annual meeting, that's too many people in the clubhouse. Discussed options. Notices about annual meeting has to be post marked 10/29. There is no business to discuss except approval of last year's minutes.

Ed moved to postpone 2020 annual meeting due to the Covid virus, to be rescheduled as such time as health concerns have been reduced. Blake seconded, approved by all.

President made a motion to go into executive session to discuss delinquent accounts and insurance.

Executive session:

Discussion of past due accounts and action to take. Pierre will get back to us after he talks to lawyer about fees for older/higher accounts.

Treasurer is interested in exploring if we have enough insurance. Jenn volunteered to help. Ed will contact agent to explore this topic.

President moved we adjourn executive session, seconded by Jenn

Motion to have Berkeley to take action on delinquent accounts as discussed in executive session by Blake, approved by all.

Insurance Review Committee of Ed & Jenn to assess current situation and if changes are needed.

Adjournment: Blake motioned we adjourn, seconded by Ed, adjourned 8:09.