

SEASONS TRACE SINGLE FAMILY ASSOCIATION
Quarterly Meeting Minutes
March 20, 2023

Opening: The regular quarterly meeting of the STSFA was called to order at 6:30 PM by President Ted Johnson.

Present: Board members Ted Johnson, Jenn Haynes, Ed Overton, Charles Brown, and Blake Rochelle were in attendance. Quorum was determined and met. Allison Otey from Evernest, was also present.

Presentation of prior meeting minutes: The minutes from 11/10/22 were read briefly. Motion to approve minutes by Jenn, seconded by Ed, approved by all.

Recognition of Public Comments:

Bob discussed tent in neighbor's yard. Board will look at it and come back with recommendations.

Discussion of parking on both sides of the street in Sugarloaf.

Treasurer's Report: as of 1/31/23

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.

Significant drop in balances between the Nov & Dec financials due to an error where Evernest wrote additional checks to the Rec Association. This issue has been corrected and those checks had stop payments placed on them. The Rec Assoc have received the correct amount as of now.

Allison reported on Feb figures. Discussion of moving the reserve funds monthly. Allison proposed moving all reserve money from Truist & Chesapeake bank accounts to CIT Bank reserve account. Board recommends keeping it with Chesapeake and closing Truist.

Discussion of where vendors should send bills. Advised Allison to send payments to Rec Assoc 6 equal payments from April-Sept.

Jenn motioned that the treasurer's report be adopted and held for audit, Ed 2nd. No objections.

Committee Report:

Recreation Association Report: Met last week but it was unofficial.

- Membership funds – Financial standing is ok for the moment.
- Little Free Library – the board says maybe, let the Rec Assoc decide.
- External lighting has been improved, new light in back lot, exterior of bath house, some new bulbs. New bulbs have not really fixed the problem.
- Next meeting 4/12, need another board meeting. Snacks last year broke even but folks liked it. It will be considered for the 2023 season in April.

Architectural Review: No requests received since last meeting.

Adopt-A-Highway: County clean up event 4/15, we will do a community clean up that day 10am-12pm.

Good Neighbor Grant: Nothing in the works.

Web Page/Electronic Media: Nothing to report.

New Business:

- Property Management contract – Ted is making an action item for the board to review the contract from Evernest and discuss via email w/ Allison & cc the rest of the board. Will vote in June to renew or not. Allison will email us date that we need to make a choice about the contract or it will auto renew for another year.
- Community Yard Sale – April 1st 8-2. If you want to participate put a balloon or streamers on your mailbox. Ted will put the sign board out and Jenn will post on social media and send info via Mail Chimp to membership tomorrow and night before.

Election of Officers – Charles motioned to reelect all officers in same position, Jenn 2nd. No opposed.

Motion to adjourn to executive session Ted, 2nd by Charles. Adjourned to executive session at 8:43 pm to review delinquent accounts & covenant violation.

Executive session

Ed motioned we adjourned from executive session, Charles 2nd. Board back in regular session, 8:57pm, delinquent accounts and covenant issue were discussed.

Action item for board members- assess covenant violation issue.

Board asked Allison to find definitions for some covenant issues.

Jenn made a motion that Evernest take action on delinquent issue as discussed, Ed 2nd, so moved.

Next Meeting: June 26, 2023

Annual Meeting: Nov 9, 2023

Adjournment: Ed motioned we adjourn, Charles 2nd, adjourned 9:02 pm