

SEASONS TRACE SINGLE FAMILY ASSOCIATION
Quarterly Meeting Minutes
March 21, 2022

Opening: The regular quarterly meeting of the STSFA was called to order at 6:40 PM by President Ted Johnson.

Present: Ted Johnson, Jenn Haynes, Ed Overton, and Blake Rochelle over phone. Quorum was determined and met.

Presentation of prior meeting minutes: The minutes from 11/10/21 were read briefly and approved after typographical error is fixed. Motion to approve minutes by Ted, seconded by Ed, approved by all

Recognition of Public Comments:
No discussion.

Treasurer's Report: as of 1/31/22

The Treasurer briefed the board, using financial reports provided by Dodson Property Management. Overall, the association has positive balances in our operating account and our reserve accounts. Collections of HOA fees are a below average for this point in the year, there does not appear to be any issue with meeting annual budget goals and allocations. Specific financial values are available to association members upon request.

2020 tax return reviewed briefly as well as financial statements and budget.

Some concerns noted about some bills and money moved from Reserve fund rather than Operating account. Ed will discuss with Dodson.

Election of Officers:

Ed motioned that slate of officers stay the same, Jenn seconded, all agreed.

Ted Johnson – President

Blake Rochelle – Vice President

Ed Overton – Treasurer

Jenn Haynes - Secretary

Old Business:

Recreation Association Report: New air handling system has been installed in Rec building. 40% more efficient than a standard unit!

Gate and fence has been replaced around storage area. External painting and repairs of bath house and rec building, as well replacement of tile in bath house floor have been completed.

Board discussed how many payments to send to Rec Assoc, \$5,225 per month for 6 months Apr-Sept, is current plan, we will continue with this plan. Ted will direct Dodson to do so.

Architectural Review: 1 porch & 1 tree removal approved

Adopt-A-Highway: Sat 3/26 – Clean America Event & Sat 4/9 – County Clean Up

Good Neighbor Grant: Not time to apply yet

Web Page/Electronic Media: Ted will send new pool info & form to Blake to post.

Reserve Study: Ted has a draft prepared and will send to members for review & comment.

New Business

Ed brought up the idea of putting our reserve money into a more money-making account. Will send some info to the board for review.

Meeting adjourned to executive session at 7:33pm to review delinquent accounts.

Executive session

Adjourned from executive session, board back in regular session, 7:44pm, only delinquent accounts discussed.

Ted will discuss demand letters with Dodson.

Next Meeting: June 13, 2022

Annual Meeting: Nov 10, 2022

Adjournment: Jenn motioned we adjourn, Ed seconded, adjourned 7:52pm