

SEASONS TRACE SINGLE FAMILY ASSOCIATION
Quarterly Meeting Minutes
Sept 23, 2024

Opening: The regular quarterly meeting of the STSFA was called to order at 6:25 PM by President Ted Johnson.

Present: Board members Ted Johnson, Jenn Haynes, Chuck Brown & Ed Overton were in attendance. Quorum was determined and met. Robbi Henry from Community Partners, was also present.

Presentation of prior meeting minutes: The minutes from 6/10/24 were discussed briefly. Motion to approve minutes by Chuck, seconded by Jenn, motion carried.

Recognition of Public Comments:

Roberta talked to the County & Dominion Power about trimming some trees. The county will be back in the next month or two and do a bunch more cleanup along Season Trace. Thanks Roberta for all the hard work!!!

Treasurer's Report: as of 7/31/24

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

Filling of Board Vacancy:

The information that there is an opening will be sent to the membership with their annual meeting notice. This information lead to a long conversation about whether we should switch to email rather than mail. This would need an amendment to the bylaws. There was a long discussion about how to get that done and what that would look like. In the annual notice we will notify all of the membership once again about the availability of the portal & encourage them to sign up for electronic correspondence in lieu of physical mail to save the HOA money on mailings.

Review of 2025 draft budget:

Dues would increase by \$3 to \$245 per household. This will cover slight increase in expenses. Ed moved to adopt budget, Chuck seconded, motion passed with no objection.

Committee Report:

Recreation Association Report: Approved High Sierra contract to do Winter maintenance & next year. Pool has been closed for the season. There is a potential leak that is being looked into. Passed budget for 2025, pool user fees will be returning next year. The board reviewed & accepted the Seasons Trace Rec Assoc budget.

Architectural Review: 1 fence reviewed & approved.

Adopt-A-Highway: No current info.

Good Neighbor Grant: Nothing in the works.

Web Page/Electronic Media: Robbi will send the board the info about resetting the GoDaddy account and the board will take point on this.

New Business:

- Ted voiced some concerns about the new contract for HOA. We asked Robbi to take the contract back for some reconsideration and advised we will be shopping around for other companies.
- Ed will set up accounts with Chesapeake Bank as previously discussed & resolved.
- Ted will take point on shopping for new management companies.

Executive session

Board moved to executive session at 7:48.

Chuck motioned to end Executive session, Chuck 2nd, all approved.

Executive session ended 7:56pm

Next Meetings: is the annual meeting 11/14/24

Annual Meeting: Nov 14, 2024 7pm

Adjournment: Jenn motioned we adjourn, Ed 2nd, adjourned 7:59 pm