

SEASONS TRACE SINGLE FAMILY ASSOCIATION
Meeting Minutes
March 9, 2026

Opening

The meeting of the STSFA was called to order at 6:32 pm by President Ted Johnson.

Present

Board members Ted Johnson, Jenn Haynes, Ed Overton, and Robertta Wallace and CPVA Property Management was represented on the phone by Yolanda.

Minutes from the 2025 Annual STSFA Meeting

Chuck motioned to approve the minutes from 11/13/25, 2nd by Jenn, motioned carried.

Treasurers Report

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

New Business

Asked Yolanda to help in ongoing quest to get access to our bank account online. She says she will talk to her accounting dept and try to get that for us.

Tax prep - Yolanda has gotten docs to CPA (Richard Polk) for tax prep. She will follow up to see when he intends to file.

Rec Assoc

Rec Assoc meeting on 2/24. Plumbing repairs done in pump room, 2 rec room rentals! Pool will be open from Memorial Day to Labor Day. We will be doing the same thing as last year with \$20 wristbands for pool members.

Due schedule for Rec Assoc - Jenn motioned for board to approve movement of funds to Rec Assoc on this schedule: first half in April \$20,733.75 & then split the rest over May-Sept (\$4,146.75 monthly). Those payments will be sent to Peterson Accounting by CPVA. Ted will send an invoice to Yolanda so she has the info in writing. Roberta 2nd. All approved.

Community Yard Sale – Set for Sat May 9th the Saturday before Mother's Day.

Architectural Review Board

Request for fence on SE Trace, approved.

Adopt a Highway

Earth Day is April 22, waiting for JCC to announce clean up day.

Election of Officers

Ted & Chuck plan to leave the board around the end of the year, Jenn will send an email to try and solicit new members.

Jenn brought a motion for current board members to continue in their current positions, Chuck 2nd. Motion carried.

Executive session

Chuck moved to adjourn to executive session, Robertta 2nd. Executive session began at 7:21pm. Executive session adjourned at 7:49pm. Robertta motioned to instruct CPVA to refund or waive the \$25 late fee for 136 Teal Way & 103 Fall East, Chuck 2nd, motioned carried. Ed motioned to instruct CPVA to take action on collection accounts \$477 and above as discussed, Chuck 2nd, motioned carried.

Next Board Meeting: Date Mon June 8, 2026 at 6:30pm

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

Adjournment of the Meeting: A motion to adjourn the meeting was brought by Ed, Robertta seconded, motioned carried. Adjourned at 7:51pm.

DRAFT