

SEASONS TRACE SINGLE FAMILY ASSOCIATION
Annual Meeting Minutes
Nov 9, 2023

Opening

The annual meeting of the STSFA was called to order at 6:59 pm by President Ted Johnson.

Present

Board members Ted Johnson, Jenn Haynes, Ed Overton (on the phone), Blake Rochelle, Charles Brown and Robbi Henry, from Evernest Property Management. The quorum of residents was not met for the annual meeting.

Minutes from the 2020 Annual STSFA Meeting

The minutes from 11/10/22 were read briefly and could not be approved by membership since there was not a quorum.

Address to Members

Ted updated the membership on our relationship Evernest. Fees stayed the same at \$242 per house. There was a billing issue last year that seems to be resolved and the bills will be sent shortly. There have not been any major expense to the HOA this year so our reserves are still in a good standing. Adopt a highway program and the Annual Night Out program were things we participated in this year.

HOA Financial/Budget Review

Ted gave an overview of the budget for 2024 and a quick review of our balances at this time. Discussion of income and expenses from 2023 and the balances Operating and Reserve accounts were discussed.

Overall, the association has positive balances in our operating account and our reserve accounts. Specific financial values are available to association members upon request.

Open Forum

The mutli family association asked us to help them shoulder some large expenses for the maintenance of the storm water ponds and the area near the sign at the front of the property. We told them we would bring the idea to our membership. According to their calculations it would cost an upfront assessment of \$300 per household and the \$155 annually for maintenance fees.

Jenn suggested we should actually pitch in for the storm water project. Ted suggested we look at the budget at the end of the year, if we have any money left and consider it. A member brought up the idea of at least letting people know this issue is happening by a notice or something. Ted will reach out to the multi family association leadership and ask if they would like to send a notice to our membership asking for help.

Nomination and Election of STSFA Board Members

Blake & Ted's terms are up. Jenn nominated Ted for a new term and Charles seconded it. Board approved. Blake is leaving the board but will stay as our web master.

New Business

Charles motioned that the minutes from 9/11/23 be accepted, Blake seconded, board approved.

Discussion of new contract with Evernest. Jenn motioned to execute the contract proposal with Evernest, Charles 2nd, board approved. The process of switching the bank account to Chesapeake and get online access is still in process.

Ted is still looking into a new sign for Puffin Ln.

Next Board Meeting: Date Mon 3/11/24 6:30pm

Next STSFA Annual Meeting: November 14, 2024

Adjournment of the Annual Meeting: A motion to adjourned the meeting was brought by Ted, Charles seconded. Adjourned at 7:52.