

# SEASONS TRACE SINGLE FAMILY ASSOCIATION

## Quarterly Meeting Minutes

January 12, 2017

**Opening:** The regular quarterly meeting of the STSFA was called to order at 7:05 PM by President Ted Johnson.

**Present:** Ted Johnson, Kim Overton, Blake Rochelle, Tricia Sorrell, Brian Sorrell, Lizzie Bailey, Pierre Forget and Ro Seaman. Quorum was determined and met.

**Minutes from last meeting:** The November, 2016 Annual Meeting minutes were adopted unanimously and will be posted as “draft” minutes until they are reviewed and approved at the 2017 annual meeting.

**Treasurer’s Report:** Pierre updated the Board the current HOA income and expenses. The treasurer’s report was adopted unanimously.

### **Recreation Association:**

Ted updated the Board on the Recreation Association projects and expenses. The Recreation Association is planning further improvements to the clubhouse, parking lot, and tennis court area. Pierre was asked to be sure all payments from the STSFA to the Recreation Association are clearly identified as to whether they are assigned to a certain project or a loan payment when he handles the funds.

Brian made a motion requesting the Rec Association have their management company provide the STSFA Board with a separate itemized listing of all expenses and funding for each special improvement project (pool, clubhouse, playground, parking lot and athletic courts) on a quarterly basis. The motion passed unanimously.

The Board decided to delay transferring \$4662.00 to the Rec. Association for the clubhouse improvements until the Board receives a current record of all clubhouse expenses so far and how much is left of the money dedicated to that project.

The Rec Association asked the STSFA Board to pass a motion to commit to making minimum payments on the pool loan which would be expanded to incorporate the costs of the playground, athletic courts, and parking lot. Blake made the motion to approve the above Rec. Association request and after extensive discussion, the vote passed: 6 in favor, 1 against.

Pierre was asked to transfer \$20,000 for pool operations to the Rec. Association now, and then split the remaining \$15,000 equally among the six months from April to September, 2017.

**Architectural Review:** The Architectural Committee (Ted, Kim, and Steve Whaley) granted one request to a resident on Pintail for an outdoor storage shed.

### **OLD BUSINESS**

**Directory:** This is an ongoing project required by the original covenants but which may not be part of the revised covenants.

**Adopt-a-Highway:** Saturday, April 22 will be the next Clean County Day.

**Webpage/Electronic bulletin boards:** The pool improvements, meeting minutes, Good Neighbor Grant volunteer days, and updating of the neighborhood covenants will be publicized by Blake and Kim online.

**JCC Good Neighbor Grant:** Ted wrote a grant procuring \$500 from JCC to match the value of \$500 worth of volunteer hours for improving two Seasons Trace common areas. Ken and his crew plan to cut up dead trees on January 21, and lunch will be served to them. The common area near Winter East will have the trail rebuilt and bird feeders and birdhouses installed when the weather is warmer. The grant work report must be submitted to JCC by April 1. Blake moved that the Board provide not more than \$50 of HOA funds to provide refreshments for volunteers on this grant project; the motion passed unanimously. Lizzie reported on her research on bird houses, bird feeders and suet. The grant committee is Lizzie, Ted, and Ro.

**Community Yard Sale in Seasons Trace:** The date is set for Saturday, May 13.

**Amendment of Governing Documents/Training Session:** Feb. 16, 6 to 8 PM at the clubhouse. Board members should email Ted any questions they would like the lawyer to address at the meeting. A neighborhood town hall meeting will be scheduled with the lawyer to explain the revised documents this spring.

## **NEW BUSINESS**

**Election of Board Officers for 2017:** Blake nominated Ted as President, Kim nominated Blake as Vice President, and Kim nominated Brian as Treasurer. All three officers were elected unanimously. Ted nominated Ro for Secretary but she declined the nomination. Ro nominated Tricia for Secretary, and Tricia was elected by majority vote.

**Winter Road Maintenance:** Pierre and Brian will research costs of treating roadways within Seasons Trace and report to the Board.

**Adjournment:** The meeting was adjourned at 9:32 PM by President Ted Johnson.