

# SEASONS TRACE SINGLE FAMILY HOA MEETING MINUTES

JUNE 12<sup>TH</sup>, 2017

Board Members Present: Ted Johnson, Blake Rochelle, Kim Overton, Rowena Seaman, Lizzie Bailey, Brian Sorrell, Tricia Sorrell, Pierre Forget

Ted Johnson called the meeting to order at 7:03 PM. Requested the March minutes along with the addendum from the special meeting called to hear a covenant violation be sent out to board members again. Made a request that all board members respond to secretary's minutes so there is no confusion of whether the minutes were received and revised.

## Architecture Review

There were four requests made to and approved by the Architecture Review committee since the last meeting:

1. Mattaponi Trail, a request to remove a dead tree
2. Seasons Trace Rd, a request to add landscaping and put a shed in the back yard
3. Seasons Trace Rd, a request to remove a large mature tree and fix damage to the driveway
4. Seasons Court, a request for a large house addition that required a waiver from the county

## Old Business

1. No change in the status of the community directory
2. Adopt a Highway: Next one will be in the fall. Will determine the date at the July meeting
3. Web page: The minutes need to be posted as a draft, and then updated as a final copy. Tricia Sorrell needs to designate as draft or final, and then contact Blake specifically to have the minutes posted. Needs to be more timely.
4. Good Neighbor Grant: Ted received a letter from JCC they were pleased with our report of the work completed. Ro reported the flower bulbs were planted, and Wild Birds Unlimited installed the bat house and owl house free of charge. The committee will look to request another grant in September. Ted mentioned the turn around time is short for the request, so the committee will need to be vigilant for the information when it is released.
5. Amendments of the Governing documents: Ted and Blake are still going through the old documents. Probably won't have a proposal until Spring of next year. We need a follow up of our questions to the lawyer. Pierre will send a proposal of charges from the lawyer. We will need a special meeting to determine an appropriate amount of money to attribute to the legal opinion cost.

6. Longhill Rd expansion: information still only available on progress from 199 to Old Towne
7. Community Yard Sale: approximately 5 families participated. Poor weather contributed to the low participation. \$39 was spent on advertising in the Wed and Sat Gazette.

### **Recreation Association**

1. The last project (courts) should be finished tomorrow morning. There has been a delay for some weather related issues, as well as a missing part to the basketball backboard.
2. The final bills for the other projects were submitted and paid.
3. Finley construction who completed the parking lot renovations told the Rec Assn that there would need to be a top coat added to the parking lot within one to two years. There was a bid of \$2200 for two coats and repainted lines, and \$1800 for one coat and repainted lines. Tricia commented that the Rec Assn needed to add that to their miscellaneous budget in the future as well.

### **Executive Session**

Brian Sorrell made a motion at 7:32 PM, seconded by Tricia, to enter an executive session to review financial records.

The board came out of executive session at 8:26 PM, motioned by Kim and seconded by Lizzie.

As a result of the executive session, Ted made an action to call a special joint meeting with the STMFHOA on Wed, June 14<sup>th</sup> at 7 PM. The board should be prepared to vote on the cost of legal counsel previously discussed earlier in the meeting, especially pertaining to the financial records.

Pierre read through the financial reports/operating costs of STSFHOA.

Ted called for the meeting to adjourn at 8:55 PM. Seconded by Tricia Sorrell, and unanimous vote by board.