

# SEASONS TRACE SINGLE FAMILY ASSOCIATION

## Quarterly Meeting Minutes

May 13, 2019

**Opening:** The regular quarterly meeting of the STSFA was called to order at 6:01 PM by President Tricia Sorrell.

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

**Presentation of February meeting minutes:** The minutes were read and corrected. The corrected minutes were approved.

### **Recognition of Public Comments:**

A fallen tree needs to be removed across the street from the pool. Ted said he will ask Ken's landscaping crew to do it. The neighborhood yard sale did not have many neighborhood participants and it was not well attended in spite of the fact the Board did more advertising this year than before. The fence on the backside of the storage lot needs to be repaired, so Tricia will communicate this to the Rec Association.

**Treasurer's Report:** Pierre updated the Board about the current HOA income and expenses. The STSFA is on budget. The treasurer's report was adopted unanimously.

### **Recreation Association Report:**

Tricia reported that the pool will open Memorial Day Weekend with hours 11AM to 8 PM. On weekdays the hours will be 4 PM to 8 PM until the WJCC school year ends June 13. Then the hours will return to 11 AM to 8 PM for the summer.

The Rec Association is saving money by having only one lifeguard prep the pool instead of two. Two lifeguards will always be on duty when the pool is open to the community. We are at the end of a three-year contract, so costs will increase next year. The Rec Association estimates that the pool will run in the red by \$2000, so there will be a need for more income sources and more financial support from the Single Family and Multi-family HOA's in the future.

Maintenance has been done on the storage lot, including clearing brush, changing the code, and planning to add parking space lines. The Rec Association is not renewing its contract with Brooks Realty and will work with an accountant instead.

The next Recreation Association meeting is June 19 at 5:00 PM at the clubhouse.

### **Old Business:**

**JCC Good Neighbor Grant:** Ted reported on the volunteer work for the grant and said future workdays are planned. Many thanks to Steve Whaley for providing his truck and trailer, and for carrying 520 pounds of brush and storm water debris to the dump.

**Discussion of Revised Covenant Process:** The Board discussed the draft documents and what next steps to take toward the vote in November. Ro will contact Susan Tarley with questions from the Board and report back to Board members by email.

The Board hopes to hold a Town Hall meeting with Susan Tarley in early September, and hold the final vote on the new documents at the November Annual Meeting.

**Architectural Review:** There was further discussion of the pond at the intersection of Winter East and Seasons Trace Road. The current covenants require the adjacent property owners to maintain the pond. Ted and Pierre will contact AES and JCC to gather more information about the purpose and necessity of the pond.

**Executive Session from 6:50 to 7:08 PM**

After the Board adjourned from executive session, Ted made a motion for letters of concern to be issued from Berkeley Realty to the owners of the specific properties discussed in executive session, with respect to the material conditions on those properties. Motion seconded and passed.

**Next Quarterly Meeting:** August 12, 6:00 PM at the pool clubhouse.

**Adjournment:** The meeting was adjourned at 7:10 PM by Tricia.

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