

SEASONS TRACE SINGLE FAMILY ASSOCIATION

Monthly Meeting Minutes

July 11, 2016

Opening: The regular monthly meeting of the STSFA was called to order at 7:00 PM by President Ted Johnson.

Present: Ted Johnson, Rebecca Linn, Kim Overton, Blake Rochelle and Ro Seaman. Quorum was determined and met.

Minutes from last meeting: June minutes were approved as distributed.

Treasurer's Report: Becca updated the Board the current HOA income and expenses.

Recreation Association: Ted updated the Board on the Recreation Association budget and expenses. The Recreation Association is planning further improvements to the clubhouse, parking lot, and tennis court area.

Architectural Review: Two items were discussed. Ted will contact Pierre to send a complaint letter to the owners of the properties regarding violations of the covenants.

OLD BUSINESS

Directory: Ted will reformat the directory to be easier to transmit electronically and print individually.

Adopt-a-Highway: There will be a Fall Clean-up Day. Official signs are now installed in Seasons Trace confirming participation in the Adopt-a-Highway program.

Webpage/Electronic bulletin boards: The availability of the directory will be advertised.

Sandwich Board Sign: The purchase of the sign is in progress.

Longhill Road Expansion Project: There are no new developments.

Common Areas: The Board will further research the HOA's responsibility for the various common areas.

Special Assessments and Covenant Amendments: The Board discussed at length the proposed expenses for properties governed by the Recreation Association. The goal is to have all the project estimates and architectural renderings of the improvements available for the neighborhood to see in advance of the August 8th STSFA meeting. This information will be posted at the pool and on the Seasons Trace website as soon as it is available.

Covenant Amendments: The Board will further research appropriate updates to the STSFA covenants.

Landscaping Contract: Ted will check with Pierre about a multi-year contract with the current landscaping service.

NEW BUSINESS

Q&A Meetings Regarding the Special Assessment for the Recreation Association property improvements: The first informational meeting will be held at the pool clubhouse during the regular

monthly meeting of the STSFA on August 8 at 6:00 PM. Kim will compose the letter to be sent to all single family residences about the August 8th meeting. That meeting will be followed by a meeting to vote on the special assessment. Ted will check on clubhouse availability for August 24 or 25.

Adjournment: The meeting was adjourned at 8:15 PM by President Ted Johnson.