

Season's Trace HOA  
Meeting Minutes

September 12, 2016

Present: Ted Johnson, Blake Rochelle, Steve Whaley, Kim Overton, Pierre Forget  
Meeting Called to Order by Ted Johnson at 6:58 pm

---

**I. Minutes from Last Meeting**

The minutes from the August 8, 2016, board meeting by Rebecca Linn were approved; motion by Blake Rochelle and 2<sup>nd</sup> by Kim Overton

**II. Financial Report**

Pierre Forget presented the financial report. Discussion about Berkeley doing an automatic payment September 1<sup>st</sup> for partial payment for the pool. Board adopted financials.

Went into Executive Session to discuss delinquent accounts; Business Proposal from LeClair Ryan was put forth for review and consideration on them handling delinquent accounts.  
Came out of Executive Session

**III. Rec Association Review**

High Sierra Pools will do repair work on the replacement of putty around pool coping, the manufacturer agreed that putty did not cure correctly. Discussion of winter maintenance on pool \$1,900. The board agreed this was a fair price. Rec Assn. looking into heater in the bath house.

**IV. Architectural Review**

No new business for review

**V. Old Business**

- Resident directory, discussion about whether or not we should include a fee to do a new directory in HOA membership dues.
- Adopt-A-Highway event September 24<sup>th</sup>, to be posted to STSFHOA webpage, Facebook, Twitter and via Mailchimp email.
- Ted reported that STSFHOA received a grant for \$500 to work on common areas – JCC Good Neighbor Grant given for bird houses from Wild Birds Unlimited and for work on common areas.
- Special Assessments – Tarley Robinson is almost done with letter, discussion regarding Virginia Statue and going by the book with a special meeting of membership and proxy. Finalize October 11<sup>th</sup> special meeting and get Susan to give STSFHOA verbiage to advertise and promote special assessment to residents.
- Proxy letter from Ted to go Sue at Tarley Robinson for review. Updates/changes to Bylaws & Covenants and Restrictions right now have been put on the back burner until we get through Special Assessment.

**VI. New Business**

- Sub Associations, who is responsible for what?
- Tree removal is getting expensive with common areas that have been deeded to single family. Tree in Pheasant run to be taken down, roads in Wood Duck Common are in need of repair; roads are included in land (STSFHOA needs to get legal advice for clarification).

- Violation enforcement – Winter Park has their own. Helen Smith in Pheasant Run is the only person who is on the board for Pheasant Run and is looking to STSFHOA for road work.

VII. **Closing**

End of meeting motion by Blak Rochelle, seconded by Kim Overton, Motion carried  
Meeting adjourned 7:54 pm