

# Season's Trace HOA Meeting Minutes

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**September 11, 2017**

Call to Order at 7:00 PM

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

Meeting called to order at 7:06 PM

**Public Comments:**

Resident asked about replacing deck in Winter East. Said Lowe's came to give estimates, and the zoning officer came by and said the distance to the setback needed to be 35 feet when it was once less. We gave advice on how to check the deed and have the contractor help get the zoning permit to allow the construction to proceed.

Resident discussed concerns about how rec association is conducting business and felt they were not being honest. We commented we are working to proceed with transparency in dealings with the Rec Assn and feel confident we can cooperate moving forward and working together for what is best for the entire community.

**Meeting minutes from June reviewed.**

Brian moved to approve the minutes from the June meeting. Seconded by Ted. Unanimous vote to approve the minutes.

**Treasurer Report:** Pierre read the Treasurer report. 2018 budget will be discussed in Executive Session.

**Rec Assn Review:** Last Rec Assn meeting was Thursday, September 7, 2017. Line Items will be improved for reporting financials, continuing pool maintenance is costly including pump, filters, valves, optional change in chlorine distribution. Website is [www.seasonstracerecreationcenter.com](http://www.seasonstracerecreationcenter.com). Playground pieces (excluding the teeter totter) are anchored in concrete. There will need to be another meeting before the annual budget to discuss the Rec Assn budget that needs some more specific line item specifications.

**Arch Review:** No new requests. Unregistered Texas vehicle on Winter East not seen recently by Ted or Tricia. Resident on 115 Fall East has made off street parking while working on the driveway, does not seem temporary. Some comments on conditions of houses on Fall East requesting the Arch committee observe the properties and make a judgement.

## **Old Business:**

Directory is still incomplete.

Adopt a Highway October 7<sup>th</sup> (also community cleanup as part of Good neighbor Grant). Brush cleanup will occur after January 1, 2017. Ted proposes \$75 for refreshments for the event, Tricia seconded. Unanimous vote approving the cost. Money will only be spent commiserate with community participation.

Longhill Rd. Expansion. No new updates. Brian stated there will be a police officer outside Lafayette High School from 6:45 to 7:20 each school day, which should help with traffic in the morning.

## **Amendment of Governing Documents/Common Areas:**

It is not explicitly stated that our association is required to maintain the common areas. As Winter Park, Wood Duck Commons, and Pheasant Run have been added, their documents are clear that they are required to maintain their common areas.

## **New Business:**

Blake resigns as President of Single Family HOA. Blake nominated Ted Johnson as President of the STSFHOA. Brian nominated Tricia as President. Ro seconded. Unanimous vote approved Tricia as President. Tricia motioned to nominate Ro as Secretary. Blake seconded. Unanimous vote passes.

Crime Watch Program: Calls to Ted from Teal Way and Wood Duck Commons about break ins. Discussion about a crime seminar. Communicate with authorities about suspicious looking cars. Community Liason Officer could come to a later meeting. Add information to the webpage.

Tennant Rental Policy? Is it possible to change the governing documents to restrict the number of rental?

Ted proposes deadline on suggestions for amendments to governing documents by Sue Tarley be Dec 31<sup>st</sup>. Brian will communicate with Sue Tarley about progress for legal questions already asked and report back to the board.

Ted motioned to move to Executive Session at 9:33 PM to discuss financials with Pierre. Lizzie seconded. Unanimous.

Ted motioned to move out of Executive Session at 9:40 PM, Lizzie seconded. Unanimous Vote to end Executive Session.

Ted motioned to close/suspend accounts as discussed in Executive Session and to send letters/reminders to the addresses discussed in Executive Session. Tricia seconded. Unanimous vote.

Next meeting Nov 9<sup>th</sup>.

Tricia motioned adjourn the meeting. Ted seconded. Unanimous vote. Meeting adjourned at 9:42.

