

# SEASONS TRACE SINGLE FAMILY ASSOCIATION

## Quarterly Meeting Minutes

March 8, 2021

**Opening:** The regular quarterly meeting of the STSFA was called to order at 6:34 PM by President Ted Johnson.

**Present:** Ted Johnson, Jenn Haynes, Ed Overton, Blake Rochelle (electronically) and Pierre Forget. Quorum was determined and met.

**Presentation of prior meeting minutes:** The minutes from 10/19/20 were read briefly and approved.

Motion to approve minutes by Ed, Blake seconded, approved by all

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

No discussion.

### **Treasurer's Report: as of 1/31/21**

Operating Acct	\$70,200.53
Suntrust MM Reserves	\$36,349.14
Other Assets	<u>\$40,258.61</u>
Total Assets	\$146,808.28

Ed thinks we should revisit the money to the Rec Assoc for this year. In 2020 overallocated to Rec Assoc, need to correct this year.

Will take up under new business.

Budget 2021 discussion: Amend budget to correct reserve association fee. We will do a reserve study this year to make sure the funds are allocated correctly.

Looks like there won't be any grant coming this year so it can be taken from budget.

Motion by Ed to adopt the treasurer's report, Jenn seconded, approved by all.

### **Old Business:**

No old business

### **Recreation Association Report:**

Next meeting is Wed. They have a large surplus but are expecting to use the money on repairs. Discussion of the proposed budget of the Rec Assoc. They are planning to open the pool this year and will see how the COVID restrictions impact the running of the pool. The board is split on the recommendation with what to do with the excess money from last year approx \$13,000.

Discussion of not giving the Rec Assoc the money upfront so we can exercise more control. Payoff on pool loan approx \$23,000. If it were paid off it would save approx \$800 in interest.

**Architectural Review:** Tree removal on Teal Way approved

**Adopt-A-Highway:** April 13

**Good Neighbor Grant:** President has sent in the application but there may not be any grants this year.

**Web Page/Electronic Media:** Secretary needs to send minutes to Blake to be put on the website.

## **New Business**

Guidance to Berkeley Realty to pay off pool loan and subdivide membership dues in our budget paid to Rec Assoc in 6 equal installments between Apr & Sept. Ted motioned, Ed seconded. Approved by all.

Revision A to 2021 budget:

1. Adding \$150 for Go Daddy
2. Make Emergency Rec Assoc contribution of \$4275, this amount will be placed in a separate bank accounts
3. Change Good Neighbor Grant funds to 0
4. Move Misc funds together into subcategories
5. Change budget to \$3498.84 into Capital Replacement Reserve for Single Family HOA Assoc.
6. Eliminated \$500 worth of expenses from budget to balance

Ed motioned to approve, Blake 2<sup>nd</sup>, Approved by all.

Will be posted to the website but not mailed to individual households.

**Reserve Study:** Due this year. Ted is working on it. No one volunteered to help.

**Annual Meeting:** Governor's orders for in person meetings numbers are still too low to have an in person meeting. General Assembly has approved electronic meetings but not till July. Decide to frgo annual meeting for 2020 and just do one in 2021.

Motion to go to Executive Session 8:11pm by Ted, seconded by Ed., to discuss delinquent accounts.

## **Executive session:**

Adjourned from executive session, board back in regular session.

Motion to direct Berkeley Realty to take action as noted in Executive Session. Motioned by Ed, 2<sup>nd</sup> by Jenn.

**Adjournment:** Ed motioned we adjourn, seconded by Jenn, adjourned 8:21