

SEASONS TRACE SINGLE FAMILY ASSOCIATION
Meeting Minutes
June 9, 2025

Opening

The meeting of the STSFA was called to order at 6:31 pm by President Ted Johnson.

Present

Board members Ted Johnson, Jenn Haynes, Ed Overton, and Robertta Wallace and CPVA Property Management was represented by Bev Frantz.

Minutes from the 3/10/25 STSFA Meeting

There was a motion by Jenn to approve the minutes for the 3/10/25 meeting, Ed seconded the motion, approved unanimously.

Old Business updates

Tax extension has been filed.

Jenn to coordinate with Bev on website access for GoDaddy.

Ted reminded Bev of our continued request to get access to the online bank system.

Insurance needs to be paid by Aug. \$2,509 is the amount due. There is a fee to pay it any other format than a lump sum. We directed Bev to pay the lump sum.

Robertta is still following up with VDOT about tree removal.

New Business

Rec Assoc has enrolled 109 members and three guest memberships.

Rec Assoc has authorized a \$5,200 repair to decking. Single family portion will be \$3,176.75 Ted brought a motion to move that money from the reserve account to the Rec Assoc to cover this expense, Roberta 2nd, motion carried.

Will add proposed change to bylaws to allow more flexibility in annual meeting date to be added to annual letter and proxy. Ted will draft this language and bring it to the next meeting.

Architectural Review Board

One request for tree removal since last meeting and it was approved.

Treasurers Report

Overall, the association has positive balances in our operating account and our reserve accounts. Specific financial values are available to association members upon request.

Financial statements and budget information presented for board review by Bev Franz from CPVA. Jenn motioned that the treasurer's report be adopted and held for audit, Ed 2nd. No objections

Executive session

Ted moved to adjourn to executive session, Jenn 2nd. Motioned carried. Executive session began 6:57pm

Ed proposed a motion that end executive session. Jenn 2nd, motion carried.

Executive session adjourned at 7:05

Next Board Meeting: Date Tues 9/2/25 6:30pm

Next STSFA Annual Meeting: November 13, 2025 @ 7pm

Adjournment of the Meeting: A motion to adjourned the meeting was brought by Ed, Robertta seconded. Adjourned at 7:14 pm.

DRAFT