

SEASONS TRACE SINGLE FAMILY ASSOCIATION
Meeting Minutes
June 9, 2025

Opening

The meeting of the STSFA was called to order at 6:26 pm by President Ted Johnson.

Present

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

Minutes from the 6/9/25 STSFA Meeting

There was a motion by Ed to approve the minutes for the 6/9/25 meeting, Charles seconded the motion, approved unanimously.

Old Business updates

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 was paid.

New Business

National Night Out had a good turn out. Ted provided hot dogs & rice crispy treats!!

Ted has asked for a new proposal from CPVA for next year.

In the annual meeting letter we are going to propose a slight change to the Annual meeting parameters. Ted will provide the language to CPVA.

Architectural Review Board

1 request for tree removal which was approved.

Rec Association

Perimeter caulked. Season is done. Will be in later this week to put the cover on & store the furniture. Looking at new furniture purchases to replace unusable pieces. There will need to be an increase in Rec Assoc fees to cover the increased costs of running the pool, the new Single Family amount will be \$169.50. The budget is approved but a concern was expressed that user fees should be increased rather than HOA fees.

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.

Discussion of expenses this year. Ed motioned that the treasurer's report be adopted and held for audit, Chuck 2nd. No objections.

2026 budget discussed at length. The total HOA fee will be \$282/lot. Ted motioned to approve budget as discussed, Chuck seconded, no objections.

Executive session

Ted moved to adjourn to executive session, Jenn 2nd. Motioned carried. Executive session began 7:55pm.

Ed proposed a motion to end executive session. Chuck 2nd, motion carried.

Executive session adjourned at 8:02pm

Ed made a motion to transfer all collections accounts to Lafayette Collection firm and termination GSMO firm activities, Chuck 2nd, motioned carried.

Next Board Meeting: November 13, 2025 @ 7pm

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

Adjournment of the Meeting: A motion to adjourned the meeting was brought by Jenn, Chuck seconded. Adjourned at 8:10 pm.