

Seneca Ridge Homeowners Association

Board of Directors Meeting Minutes

Date: September 10th, 2003
Time: 7:00 P.M.
Location: Eastern Loudoun Public Library

Board Members in Attendance:

Steve Lizik	Lorrie Bender	Josh Moo	Bob Sherfy
Bruce Thornberry	Ron Keeler	Cindy Cardimon	

Guests: Jon Drever Joseph Guzman

Old Business

Minutes from the July meeting were unanimously approved.

Issues Reviewed:

- **Homeowner Covenants:** Gregg will e-mail the 3rd covenant in question (page 19, section 4) to the lawyers for interpretation. Awaiting update.

New Business

Officer and Committee Reports:

- **Common Grounds:** The path paving scheduled for early August has not yet been started. ProPave, due to equipment failures has given a new start date of 9/18 through 9/25. They have cashed the down payment check. This issue must be re-visited directly after 9/18 if work has not been started due to the late season. No further funds should be issued until completion. Ron will be getting estimates for 2 common area trees in need of removal and the clean up of the common garden area.
- **ARC Submissions:** There are 6-7 applications to be reviewed and handled accordingly. Steve will be handling as soon as possible.
- **Treasurers Report:** Mark's impeccable report showed the latest expenses being the grass mowing, ProPave and the Ice-cream social. The board voted 4-2 to pay the VSC reinstatement fee and handle the yearly registration fee without the attorney's assistance.
- **Newsletter:** Cindy will need all articles/information for the upcoming newsletter by September 24th. Items going into the newsletter will include (but are not limited to):

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- Upcoming events
- Crime section
- Event feedback at senecaridge@earthlink.net
- Yard of the month update
- HOA packets reminder – Treasurer, Mark Laing, requires at least a 3-day (legally it is a 14-day) advance notice for release of documents for new owners. (All board functions are done on a volunteer basis and board members have their own jobs and commitments as well.)
- PETS reminder – Please clean up after your own pet, also keep your pets out of other people's yards (CATS TOO).
- We did not discuss but may want to include the up-coming Annual Meeting on November 12th for which Bob & I reserved the large conference room.

There will be vacancies on the board to fill (secretary is one). Maybe this will be sent out on separate cover notice????

- **Social Activities:** The Ice-cream Social was a success. The board thanks Terry for the great job she does coordinating these events. We will be looking into the issue of participation of the future events. We may need to limit the number of yearly events due to the limited turnouts. The next event will be the annual Oktoberfest Picnic & Parade. We will look for an update from Terry.
- **Seneca Ridge Web Site:** Josh has been working on the website. He will possibly be adding a "crime section" and an "events feedback" section. This will be an ongoing issue, as updating will need to be done accordingly.

Yard of the Month: The "Yard of the Month" winner for August is 107 Seneca Ridge Drive, Will & Dianne Elledge. We have elected not to buy another sign this year since it has been stolen. Our hope is that it turns up somewhere. I will try & get a digital picture for the newsletter.

Guest Issues: The board thanks Joseph Guzman for visiting the meeting and giving us his views as a school board candidate. Thanks to Jon Drever for attending the meeting and providing valuable input as well as working with the board on his boat issue, which has now been corrected.

Respectfully submitted,
Lorrie Bender, Secretary
Meeting adjourned at 8:45 P.M.

Next Meeting: October 8th, 2003

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Calendar of Upcoming Events

October – Oktoberfest picnic/parade
November 12th – Annual Meeting