

**Seneca Ridge Home Owners Association
Board of Directors Meeting Minutes**

Date: March 8,2006

Time: 7:00 PM

Location: Dominion High School Room 409

Attendance: Cheryl L Monroe-Medonich, Marit Chasse, Elaine and Keith Douts, Barbara Howes, Warren Chverchko, Paul Southwick, K. C. Holland, Kathy Siegfried, Jon Drever, Greg Monaghan, Don and Joy Gearing, Norbey Zapata, Stephen, Eric and Kelly Mann

Meeting Called to Order: Don Gearing called the meeting to order at 7:10 P.M.

Reading and Approval of Minutes: Minutes of February 8,2006 Board Meeting were approved as submitted

Officer Reports:

- **President:** Don thanked K.C. for running the February 8th board meeting. Don thanked the board for doing a good job for our community and keeping the homeowners dues low. Don is still waiting for the report from the State Soil and Water Conservation service regarding our common grounds.
- **Vice President:** K. C. will remind Greg Carter to email the PDF of the bylaws to the board members.
- **Treasurer:** Elaine submitted a 2006 Budget, which the board approved. Elaine changed our 1993 CD's to 4 CD's with a 9-month maturity and 4.25 % interest. 15 homeowners still have not paid their annual dues. Elaine will send out a second notice to them. Keith said they do not have the storage space for the large file cabinet, Elaine said she will go thru our financial files and condense them, reducing the space needed to keep them.
- **Old Business:** None

Committee Reports:

- **Common Grounds:** Paul will set a date in April for the common grounds cleanup. When the weather is better he will assess the trees that need to come down. Cheryl let us know that the section of bike path at the corner of Seneca Ridge and Silver Ridge is not being cleared of snow. Paul will let Locust know they are missing this area.
- **ARC Committee:** Warren approved the request of 835 Potomac Ridge Court to replace their roof with the same style and color. Warren is good about contacting homeowners in a few days after receiving their requests. Warren will ask Greg to post on our website when the ARC committee will tour the neighborhood. Kathy suggested an article be put in the next newsletter to remind homeowners to contact Warren to clear that their home is violation free before they sell. That way there will be no holdup to close.
- **Webmaster:** Dave Payne and Greg Carter are still working on updating our website.
- **Newsletter:** Our newsletter went out in February, nice job Cindy. Our newsletter is a great way to let our new neighbors know about our neighborhood.
- **Social Committee:** Marit set April 8th at 3 P.M. for our neighborhood Egg Hunt. Contact Marit if you would like to help. A flyer will be sent out to announce the Egg Hunt.
- **Welcoming Committee:** Dot mailed a welcoming letter to 300 Silver Ridge Drive, as they are not fully moved in yet. Please let her know when you get a new neighbor so she can contact them.

New Business: Don received many calls on the 40% increase in our 2006 Homeowners tax assessments. Kathy mentioned the Loudoun Times Mirror newspaper article stating that assessments are based on the current sales prices of homes. Don asked everyone for their suggestions on how we can work on reducing future tax increases.

Cheryl said Mark Laing was very touched with the thank you letter the board sent him.

Stephen Mann suggested we post a sign as we enter our subdivision to announce the board meetings

Our meeting was moved from Room 409 to room 220, the principals' office. Kathy was told they didn't want to unlock the doors to the side hall to keep traffic in the main hallway. Room 220 is on the main hallway. If our meeting is moved from room 409 again, Kathy will post a sign on the front door to let everyone know where we will be. If this continues to be a problem, Jon suggested we go back to the County Library in Cascades where we always had the same room.

Respectfully submitted,
Kathy Siegfried, Secretary
Meeting adjourned at 8:30 PM

Next Meeting: April 12,2006 Dominion High School Room 409