

**Seneca Ridge Homeowners Association
Board of Directors Meeting Minutes**

Date: January 14, 2015
Time: 7:00 pm
Location: Cascades Library

Board Members Present

Steve Honard
Stephen Mann
Lea Nigon
Vicki Rundquist
Greg Swiatocha
Abul Tareque

Invited Non-Member Guest

Josh Fornwalt

Invited Member Guests

Louis Haley
Hannah Mullin
Tom Mullin
Dennis Jiraud
Nancy Jiraud
Cheryl Monroe-Modonich
Vicki Reeve

Lea Nigon, President, called the meeting to order at 7:20.

Approval of Agenda: The agenda was approved as presented.

Presentation of the VDOT Traffic Study Review: The president introduced Josh Fornwalt, aide to Supervisor Suzanne Volpe, who presented several VDOT proposals for realigning traffic patterns at the intersection of Seneca Ridge Drive and Augusta Drive. A number of residents along the affected area were present and gave their feedback concerning the proposals. Lea will email the supervisor's office requesting a town hall type meeting to include Seneca Ridge HOA members and representatives from the county transportation office, VDOT, and the sheriff's office.

Members' Open Forum: The Board conducted an open forum for members of the community.

Approval of Minutes: The December 10, 2014 Board of Directors Meeting minutes were approved.

Officer Reports:

- **President:** Lea reported that Dominion Power has announced it will no longer seek a proposed easement. Lea will contact the Seneca Ridge property owners who might have been affected to update them on the status.
- **Vice-President:** No Report
- **Secretary:** Not present
- **Treasurer:**
 - Financial Update: Vicki presented a final fiscal report for 2014 as well as a record of the 2015 approved budget. Board members should retain these in their handbooks for reference. The monthly report indicates that about 66% of the annual dues have been received, and checks were written for \$200 for charity (in 2014), \$90 for the safe deposit box, and \$3000 for annual 2015 landscape fees.
 - The smallest CD (#0517) will mature February 2nd, and Vicki recommended that we purchase a CD with a two-year maturation date at Presidential Bank, which has a more

favorable rate (1.1%) at the present time. A motion to approve this plan of action was seconded and passed unanimously. If the rate changes before February 2nd Vicki will contact the board for a revote by email.

- Reimbursement Requests: A motion to approve the reimbursement of the following expenditures was seconded and passed unanimously: \$56.43 to Vicki for half of four print cartridges (2 black, 2 multicolor), \$10 to Stephen Mann for a one-year renewal of our domain registration, \$30.53 to Beth Baker for Office Depot printing, and \$6.35 to Steven Honard for a stamp pad.

Committee Reports:

- **Common Grounds:**
 - Chairman needed: Greg Swiatocha will consider serving in this position and will contact Tim Robinson for more information.
 - Tree Stand Removal: Steven Mann will remove the stand on HOA property as weather permits.
- **Social Activities:** No report.
- **Newsletter:** The board anticipates that the next issue will be in early April so as to include information on the spring cleanup.
- **Architectural Review Committee:**
 - Closing Packet Inspections: None.
 - New Applications: None.
 - Violations: Nothing new reported.

Unfinished Business:

- The Dominion Power Easement Request Status was reported by the President above. This matter is now considered closed.
- Directors' Handbook inserts were distributed to all but two directors.
- Website Control: Steve Honard will ask Gregg Carter to contact Stephen Mann to transfer control of the website to Stephen. The next expiration date of the website is June 25, 2016.

New Business: There will be a special meeting of the board January 21, 2015, from 7:00 to 9:00 at the Cascades Library with the purpose of discussing changes to the Declaration of Covenants and Restrictions and the By-Laws.

The meeting adjourned at 8:33 pm.

Respectfully submitted,

Beth Baker, Assistant Secretary

Next scheduled meetings: A special meeting Wednesday, January 21, 2015 at 7:00 pm, Cascades Library, and the next regularly scheduled meeting February 11, 2015 at 7:00 pm, Cascades Library.