

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

Date: February 11, 2016
Time: 7:00 pm
Location: Cascades Library

Board Members Present

Beth Baker
Peggy Franklin
Vicki Rundquist
Greg Swiatocha
Orest Swystun
Abul Tareque

Orest Swystun, Vice President, called the meeting to order at 7:02 pm.

Approval of Agenda: Approved as submitted.

Approval of Minutes: The January 13, 2016 Board of Directors Meeting Minutes were approved. The February 2, 2016 Board of Directors Special Meeting Minutes were approved.

Officer Reports:

- **President (Lea Nigon):** Not present but reported via email:
 - The website was updated to reflect the new day for HOA Board Meetings (second Thursday of the month rather than the second Wednesday of the month).
 - Reported that Nesha Hanno volunteered to be the Chair of the Newsletter Committee. Lea invited her to the March Board meeting.
- **Vice-President (Orest Swystun):** Expressed appreciation for the many people in the community who helped clear the snow from streets and from their neighbors' driveways and sidewalks.
- **Secretary/Assistant Secretary (Peggy Franklin/Beth Baker):** The Secretary reported that the March meeting will be in the Media Center of Dominion High School.
- **Treasurer (Vicki Rundquist):**
 - **Financial Update:** The Treasurer reported that the HOA asset balance dropped below \$90,000 since there was not much income yet, but expenditures, particularly legal costs, were above-average. She reported that this was as expected since the Board postponed the due date for dues payments and higher legal costs were incurred due to the activity around the covenants amendments.
 - **PO Box:** The Treasurer reported that she got busy and missed the due date to reserve the PO Box at lower rates so we will not be making any multi-year payments at this time.
 - **Reimbursement Requests:** Vicki Rundquist requested a total of \$4.77 in reimbursement for costs to copy the newsletter. Motion to approve the aforementioned reimbursement request was seconded and passed.

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

Committee Reports:

- **Common Grounds (Chair: Greg Swiatocha):** Reported that he did not see any trees damaged or down as result of the storms.
- **Social Activities (Chair: Zeleste Henry):** Not present. No report.
- **Newsletter (Chair: Nesha Hanno):** No report. See President's report. Nesha Hanno just volunteered to be the Newsletter Committee Chair.
- **Architectural Review Committee (Chair: Stephen Mann):** Not present. Committee member Abul Tareque reported:
 - Closing Packet Inspections: One
 - New Applications: There is one application in process
 - Violations: Nothing new reported

Unfinished Business:

- **Traffic Study Update:** Supervisor Volpe's office reported that the traffic study has been completed and the County is doing analysis of the results.
- **Covenants Amendments Update:** Discussed timing of mailing the package to community members. Various Board members volunteered to print, compile and mail the packages on or about March 1.

New Business: None

The meeting adjourned at 7:34 pm.

Respectfully submitted,
Peggy Franklin, Secretary

Next scheduled meeting: March 10, 2016 at 7:00 pm, Media Center, Dominion High School