

**Seneca Ridge Homeowners Association
Annual Meeting of the Members Minutes**

Date: November 14, 2016
Time: 7:00 PM
Location: Cascades Library Room A

Board Members Present:

Beth Baker
Peggy Franklin
KC Holland
Lea Nigon
Vicki Rundquist
Orest Swystun
Abul Tareque

Lea Nigon, President, called the meeting to order at 7:04 PM.

Establishment of Quorum: The Secretary counted the proxies and confirmed that a quorum was established.

Introduction of Attendees: All those present introduced themselves.

Proof of Notice of Meeting: Notice of annual meeting was mailed October 20, meeting the 15-60 day advance requirement.

Approval of Minutes: A motion to approve the November 12, 2015 Annual Meeting of the Members Minutes was seconded and passed.

Officer Reports:

- **President:** The President reported on major achievements in 2016:
 - During that major snowstorm last winter, neighbors helped each other and used the HOA ListServ to help each other stay informed and reach out for help.
 - After years of effort, all five proposed amendments to the Declaration were approved.
 - A county proposal for a traffic light at the entrance to the community that came out of the Traffic Study created concern by some homeowners. The Board reached out to Supervisor Suzanne Volpe and she initiated a survey of the community and surrounding areas which resulted in the abandonment of that proposal. Other improvements to improve traffic flow at the entrance to the community are being considered.
- **Vice President:** No Report.
- **Secretary:** No report.
- **Treasurer:** The Treasurer reported that in 2016 there were high expenditures on legal fees as result of the process to amend the covenants, but that expected legal costs have dropped dramatically for 2017. She reported that the HOA has healthy reserves and so the Board approved a reduction in annual dues from \$80 in 2016 to \$70 in 2017 to more closely match revenue to expenditures.

Committee Reports:

- **Architectural Review Committee:** The ARC Chair was not present. Committee member Lea Nigon reported that the ARC is working on enforcing the new covenants and continuing with normal ARC matters.
- **Common Grounds:** The Chair was not present, but President Lea Nigon reported that in 2016 the committee had been dealing with lots of falling trees and currently working on an erosion problem on the path behind the end of Seneca Ridge Drive.
- **Newsletter:** The Chair was not present. The President Lea Nigon expressed appreciation for the new Chair and her work in publishing excellent newsletters.
- **Social Activities:** The Chair was not present, but reported via email that there was excellent turnout at the Halloween parade. She expressed a need for more volunteers to be able to do more in the community.

Election of Directors: Beth Baker, Orest Swystun, and Abul Tareque were re-elected to three-year terms as members of the Board. Paul Southwick was elected to a one-year term as a member of the Board, filling the open seat created by the resignation of Peggy Franklin.

Unfinished Business: None

New Business: None

The meeting adjourned at 7:30 PM.

Respectfully submitted,
Peggy Franklin, Secretary