Seneca Ridge Homeowners Association, Inc.  
Meeting of the Board of Directors Minutes

Date: February 8, 2018  
Time: 7:00 pm  
Location: Cascades Library

Board Members Present
Beth Baker  
KC Holland  
Colleen Kerrigan  
Lea Nigon  
Paul Southwick  
Orest Swystun  
Debbie Voloshin

Paul Southwick, Vice President, called the meeting to order at 7:00 pm.  
The presence of a quorum was established.

Approval of Agenda: A motion to approve the agenda was seconded and passed.

Approval of Minutes: A motion to approve the January 17, 2018 Board of Directors Meeting Minutes was seconded and passed.

Officer Reports:  
• President (Orest Swystun): No Report  
• Vice President (Paul Southwick): No report.  
• Secretary (Beth Baker):  
  o The Secretary announced that the website has been updated to include new officers, committee persons, and Policy Resolutions 17-1 and 17-2.  
• Treasurer (Debbie Voloshin):  
  o Financial Update: Treasurer distributed a financial report. Total balance was $97,427.88.  
  o Annual Dues: A total of 136 homeowners have paid the 2018 dues. The deadline for sending payment in without accrued interest is March 1st.  
  o Reimbursement Requests: There were no reimbursement requests.

Members’ Open Forum: The board conducted an open forum for members of the community.

Committee Reports:  
• Social Activities (Chair: Zeleste Henry): No report.  
• Common Grounds (Chair: Steve Honard):  
  o Lea Nigon reported that she spoke with AASCO Paving requesting an estimate for path replacement, and they will do a walk-through of the paths in February or March as weather permits. She will also contact Pro Pave.
• **Architectural Review (Chair: Lea Nigon):**
  - ARC applications:
    - Application 18-02 was approved since the last meeting.
    - Application 18-03 was presented at the meeting and the board recommended approval.
  - Violations: The board went into executive session at 7:19 pm to discuss outstanding violations and returned to regular session at 7:25 pm. No action was taken.

• **Newsletter:**
  - The next edition is planned for March so as to announce the Spring Cleanup and Neighborhood Yard Sale dates.
  - Orest Swystun volunteered to redact personal information contained in newsletters posted on the website.

**Unfinished Business:**
- **Asset Assessment Report:** No further action reported.
- **Hearing Outcome Letter:** Lea Nigon will contact the attorney for input concerning the letter she has drafted.
- **Directory:** In the March newsletter Colleen Kerrigan will request homeowner information to be included in the directory.

**New Business:**
- Lea Nigon submitted information regarding solar panels which should be helpful in deciding future ARC approvals.

A motion to adjourn the meeting at 7:54 was seconded and approved.

Respectfully submitted,
Beth Baker, Secretary

Next scheduled meeting: March 8, 2018, 7:00 pm, at Cascades Library Conference Room