

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):**
 - 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):**
 - **Financial Update:** Treasurer distributed a financial report. Total balance was \$97,427.88.
 - **Annual Dues:** A total of 136 homeowners have paid the 2018 dues. The deadline for sending payment in without accrued interest is March 1st.
 - **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):**
 - 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