

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

Date: April 12, 2018
Time: 7:00 pm
Location: Cascades Library

Board Members Present

Beth Baker
KC Holland
Steve Honard
Colleen Kerrigan
Lea Nigon
Paul Southwick
Orest Swystun
Debbie Voloshin

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

Approval of Agenda: A motion to move the Hearings for Violations to the first order of business was seconded and passed. The remaining agenda was seconded and passed.

Hearings for Violations from the 2017 Annual Inspection:

- 1. Violation Case #2018H03:** At 7:13 Lea Nigon made a motion to go into executive session, seconded by Paul Southwick and passed unanimously. At 7:44 the motion to return to regular session was made by Paul Southwick, seconded by Orest Swystun and passed unanimously. Paul Southwick moved that the Board uphold the 2017 Annual Inspection finding as indicated in the Violation Notice dated June 13, 2017, and the Final Violation Notice dated July 17, 2017. Covenant violation charges of \$10 per day will be imposed up to the maximum allowed by law beginning on April 22, 2018 if the underlying violation is not cured by that date. The violation shall not be considered cured, at least until the owner has notified the Board in writing that the correction has been completed and the Board has inspected to confirm the violation has been corrected. Steve Honard seconded the motion. Motion carried unanimously. The homeowner was present.

- 2. Violation Case #2018H01:** At 7:48 Lea Nigon made a motion to go into executive session, seconded by Paul Southwick, and carried unanimously. At 7:53 the motion to return to regular session was made by Debbie Voloshin, seconded by Lea Nigon and passed unanimously. Orest Swystun moved that the Board uphold the 2017 Annual Inspection finding as indicated in the Violation Notice dated June 13, 2017, and the Final Violation Notice dated July 17, 2017. Covenant violation charges of \$10 per day will be imposed up to the maximum allowed by law beginning on May 12, 2018 if the underlying violation is not cured by that date. The violation shall not be considered cured, at least until the owner has notified the Board in writing that the correction has been completed and the Board has inspected to confirm the violation has been

corrected. KC Holland seconded the motion. The motion carried unanimously. The homeowner was not present.

- 3. Violation Case #2018H02:** At 7:55 Debbie Voloshin made a motion to go into executive session, seconded by Paul Southwick, and carried unanimously. At 7:58 the motion to return to regular session was made by Paul Southwick, seconded by KC Holland and passed unanimously. Orest Swystun moved that the Board uphold the 2017 Annual Inspection finding as indicated in the Violation Notice dated June 13, 2017, and the Final Violation Notice dated July 17, 2017. Covenant violation charges of \$10 per day will be imposed up to the maximum allowed by law beginning on May 12, 2018 if the underlying violation is not cured by that date. The violation shall not be considered cured, at least until the owner has notified the Board in writing that the correction has been completed and the Board has inspected to confirm the violation has been corrected. KC Holland seconded the motion. The motion carried unanimously. The homeowner was not present.

Finally, a motion was made by Orest Swystun, seconded by Paul Southwick, and passed unanimously to change the beginning date of imposition of covenant violation charges for Violation Case #2018H03 from April 22, 2018 to May 12, 2018 to align with rulings in the other two cases cited above.

Approval of Minutes: A motion to approve the March 8, 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):** No report
- **Treasurer (Debbie Voloshin):**
 - **Financial Update:** Treasurer distributed a financial report. Total balance was \$98,964.34.
 - **Annual Dues:** Eight homeowners have yet to pay dues.
 - **Reimbursement Requests:** A motion was made, seconded, and passed to approve the following reimbursements to Lea Nigon: \$51.09 for postage and photo printing for the Architectural Review Committee, and \$33.26 for printing the newsletter.

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):**
 - The Spring Cleanup will be held 9:00 -12:00 Saturday, April 14th. Steve Honard will place the sign at the entrance to the community and will provide bags and a case of water.
- **Architectural Review (Chair: Lea Nigon):**
 - ARC applications: Applications 1806-1810 were approved. Application 1805 was denied due to safety concerns.

- **Violations:** One new violation was reported. The board went into executive session at 8:15 pm to discuss outstanding violations and returned to regular session at 8:20 pm. No board action was taken.

- **Newsletter:** No report

Unfinished Business:

- **Asset Assessment Report:** Lea Nigon will meet with a representative of a paving company May 9th for cost estimates of path repair and also for future replacement. She will also request the same from another company.
- **Directory:** Colleen Kerrigan has received responses from 19 homeowners regarding updates to information and will continue to prepare a new directory.

New Business: None

A motion to adjourn the meeting at 8:31 was seconded and passed.

Respectfully submitted,
Beth Baker, Secretary

Next scheduled meeting: May 10, 2018, 7:00 pm, at Cascades Library Group Study Room