

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

**Date:** November 8, 2018  
**Time:** 7:00 PM  
**Location:** Sterling Library, Room A

Board Members Present:

Beth Baker  
Steve Honard  
Colleen Kerrigan  
Lea Nigon  
Paul Southwick  
Debbie Voloshin

Paul Southwick, Vice President, called the meeting to order at 7:03 PM.

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

**Proof of Notice of Meeting:** The Secretary stated that a notice of the annual meeting was mailed to all homeowners October 18, meeting the 15-60-day advance requirement.

**Introduction of Attendees:** All those present, both board members and other homeowners, introduced themselves.

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

**Approval of Minutes:** A motion to approve the November 9, 2016 Annual Meeting of the Members Minutes was seconded and passed.

**Officer Reports:**

- **President:** No Report
- **Vice President:** No Report.
- **Secretary:** The Secretary reviewed the various means of communication with homeowners that the board uses, both physical and electronic, and urged homeowners to watch for important mailings.
- **Treasurer:** The Treasurer reported that the operating account balance is \$19,811.72. Together with reserve funds (for future major expenses such as path replacement) the total balance is \$90,875.63. This year there were higher than usual tree removal costs as well as path repair, which will be taken into consideration when the board sets 2019 dues in December. The most they can increase is 5%. Once the dues are set the dues letters will go out. In 2018 100% of homeowners pay their dues.

**Committee Reports:**

- **Common Grounds:** Steve Honard, chair, reported that a number of diseased or falling trees were removed from the common grounds this past year. Significant amounts of rain resulted in

damage to several areas of the paths, but repair can be accomplished only when the ground has dried enough to allow equipment access the areas.

- **Architectural Review Committee:** Lea Nigon, chair, reported that homeowners were responsive to the results of the June neighborhood inspection, making repairs to their properties, so that the neighborhood remains an attractive place.
- **Social Activities:** Lea Nigon reported that the Halloween Parade was a great success with over 70 persons participating. It was noted that the neighborhood again has a good number of young children.
- **Newsletter:** Lea Nigon noted that three issues were published during the year.

**Election of Directors:** Four persons announced their candidacy for election on the board and all were elected. Debbie Voloshin, Josee Arel, and KC Holland were elected to a three-year term, and Cheryl Monroe-Medonich will serve the remaining one year of Abul Tareque's term.

**Unfinished Business:** None

**New Business:** The board expressed great appreciation to Lea Nigon for her ten years of service on the HOA board. Her leadership, expertise, and countless hours of service leave both the board and the community a better place.

The meeting adjourned at 7:40 PM.

Respectfully submitted,  
Beth Baker, Secretary