

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

**Date:** July 11, 2019

**Time:** 7:00PM

**Location:** Cascades Library

Board Members Present

Josee Arel

Steve Honard

Colleen Kerrigan

Cheryl Monroe-Medonich

Debbie Voloshin

Steve Honard, honorary chairperson called the meeting at 7:03PM.

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 made to approve the June 13, 2019 minutes was seconded and passed.

**Officer Reports:**

- **President (Orest Swystun):** Not present; no report
- **Vice President (Paul Southwick):** Not present; no report
- **Secretary (Beth Baker):** Not present; Josee Arel taking minutes.
- **Treasurer (Debbie Voloshin):**
  - **Financial Update:** Balance = \$88,207.72
  - **2019 Homeowner Assessments:** The Treasurer announced that 3 homeowners have not yet paid their dues.
  - **2019 Homeowner Sales:** 3 sales – 115, 167 Seneca Ridge, 834 Potomac Ridge
  - **Reimbursements:** A motion was made, seconded and passed to reimburse Colleen Kerrigan for \$55.00 for postage.

**Members' Open Forum:**

Steve Romeo (512 Stoney Creek): Discussed fence application of his neighbor to tie into his existing fence. Fence heights are not in our HOA Bylaws. We may discuss a policy in the future.

**Committee Reports:**

- **Social Activities (Chair : Zeleste Henry):** Not present. The board discussed the Halloween party. Cheryl Monroe-Medonich will contact Fire Dept and Sherriff. Halloween budget is \$200.00.
- **Common Grounds (Chair: Steve Honard):** Steve Honard reported a down tree on the trail near the Trail Ridge bridge. It will cost \$600 and be removed July 23, 2019.
- **Architectural Review (Chair: Colleen Kerrigan):**
  - **Approved Applications:** Approved application for gutters. Approved application for fence. Colleen is trying to contact owner about another fence application (discussed in meeting in Members' Open Forum).

- **Violation Complaints and Issued Notices:** 77 letters were sent from the June 2019 inspection. Discussed adding a reminder in the 2020 newsletter to remove holiday lights.
- **Newsletter:** Discussed having a Newsletter in September and featuring Halloween Parade and Toys for Tots table at Trail Ridge.

**Unfinished Business:** Listserv - Debbie Voloshin discussed test driving an alternative with the board before introducing it to the neighborhood. She will be the manager of the site for the test drive.

**New Business:** Steve Honard will investigate Beekeeping laws for the county.

A motion to adjourn the meeting at 8:25 was seconded and passed.

Respectfully submitted,  
Josee Arel

Next Scheduled Meeting: August 8, 2019 at Cascades Library at 7pm.