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):
  o Financial Update: Balance = $88,207.72
  o 2019 Homeowner Assessments: The Treasurer announced that 3 homeowners have not yet paid their dues.
  o 2019 Homeowner Sales: 3 sales – 115, 167 Seneca Ridge, 834 Potomac Ridge
  o 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):
  o 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.