

**Seneca Ridge Homeowners Association
Special Meeting of the Board Minutes**

Date: December 3, 2014
Time: 7:00 PM
Location: Dominion High School

Board Members Present:

Peggy Franklin
Steve Honard
Stephen Mann
Lea Nigon
Greg Swiatocha
Abul Tareque

Establishment of Quorum: Upon arrival of the fifth Board Member, the Secretary confirmed that a quorum was established.

Call to Order: Lea Nigon, President, called the meeting to order at 7:08 PM.

Proof of Notice of Meeting: Notice of the special meeting to discuss amending the community's governing documents was posted on the community Website at the end of November meeting the five-day notice requirement.

Members' Open Forum: The Board conducted an open forum for the members of the community.

Amending Governing Documents:

- **Overview of Amendment Process:** The President gave an overview of the amendment process.
- **Amendment Specifics:** The Board reviewed the amendment recommendations to the Declaration of Covenants and Restrictions regarding trash containers, parking, signs, and assessment of monetary charges related to violations of the Association's rules issued in the September 2014 Report of the Governing Documents Committee. Minor revisions were made. The Board deferred action on the "clean-up" recommendations (last page of the report) to a later date due to lack of time.
 - Regarding an amendment to "Trash Containers," Article VII, Section 3(e) of the Declarations, a motion to authorize the President to instruct legal counsel to draft an amendment was made, seconded and approved.
 - Regarding an amendment to "Parking," Article VII, Section 3(f) of the Declarations, a motion to authorize the President to instruct legal counsel to draft an amendment was made, seconded and approved.
 - Regarding an amendment to "Signs," Article VII, Section 3(i) of the Declarations, a motion to authorize the President to instruct legal counsel to draft an amendment was made, seconded and approved.
 - Regarding an amendment to allow for the assessment of monetary charges for violations of the Association's Rules and Regulations as allowable by law, a motion to authorize the President to instruct legal counsel to draft such an amendment was made, seconded and approved.

Unfinished Business: None

New Business: No new business was conducted.

The meeting adjourned at 8:45 PM.

Respectfully submitted,
Peggy Franklin, Secretary