

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

Date: May 14, 2020
Time: 7:00 pm
Location: Conference Call

Call to Order:

- Steve Honard, President, called the meeting to order at 7:04 pm.
- Presence of a quorum was established.

Board Members Present:

X	Josee Arel	X	John Lee
X	Valerie Faircloth	X	Cheryl Monroe-Medonich
X	Raphael Gonzalez	X	Paul Southwick
X	Steve Honard	X	Debbie Voloshin
X	Colleen Kerrigan		

Approval of Agenda:

- A motion to approve the agenda was seconded and passed.

Approval of Minutes:

- A motion to approve the March 12, 2020, minutes was seconded and passed.

Officer Reports:

- 1) **President's Report:** A phone meeting was held on April 13 @ 1:00 PM to talk about installing a split rail fence on HOA common grounds along the walking path between 303 Silver Ridge Dr. and 107 Seneca Ridge Dr. The cost will be \$2500. A delayed vote was taken, but are formally ratifying now.
- 2) **Vice President's Report:** Nothing at this time.
- 3) **Secretary's Report:** No April meeting was held due to the Coronavirus. Next meeting will be either a conference call or a Zoom conference. Josee added the October and December minutes to the website.
- 4) **Treasurer's Report:**
 - a) **Financial Update:** Total assets are \$90,308.88, of which \$30,000 are Replacement Reserves. Paid the taxes and the CICBs.
 - b) **Reimbursements Requests:** \$42.44 reimbursed to Valerie for Q2 Newsletter printing. \$108.34 reimbursed to Debbie for Stamps and Ink for Assessments.

- c) **2019 Homeowner Assessments:** Final notices went out. Only five unpaid homeowners. Five homeowners requested packets. Two on Spring Ridge Dr., 1 on Silver Ridge Dr. and 1 on Seneca Ridge Dr. Homeowner at 501 Stoney Creek Ct. is refinancing their home and requested documentation that they have paid their dues.
- d) **Contracts:** Landscape contract continued and paid. Blue Curb contract renewed. American Fence paid. Survey invoice coming.
- e) **Newsletter:** To be sent out in July.

Member's Open Forum: No members.

Committee Report:

- a) Social Activities –
 - Cancelled Yard Sale due to Coronavirus.
 - Cancelled Clean-Up due to Coronavirus.
 - Possible Fall Cleanup. Tentatively set for November 7.
 - Halloween Parade planned for Saturday, October 24. Rain date for Sunday October 25. Need to check with the Fire Department for their availability. Cheryl is the Chair.
 - Fall Gathering immediately following Halloween Parade for hot dogs, etc. Need volunteers. Paul to take care of that.
 - A homeowner decorated on the bridges by the stream with flowers.
- b) Common Grounds –
 - Grounds Clean-Up Day cancelled due to Coronavirus.
- c) Architectural Review
 - i) Approved Applications during past month – 7 applications submitted and approved since March.
 - ii) Schedule June inspection cancelled due to Coronavirus.
 - iii) Complaint received regarding dead trees leaning over path. Complaint recended. Silver Ridge in-law suite application was submitted and approved.
 - iv) Executive Session – In at 7:50pm. Out at 8:04pm.
- d) Newsletter – Put Fall Cleanup for November 7 in October newsletter. Need to add info about Facebook in July newsletter.
- e) Facebook HOA Board Page – Up and running.
- f) Facebook HOA Community Page – Up and running.

Unfinished Business:

- 1) Listserv alternatives – John has set up a private Facebook Group and Page for just the Board. It is called the “Seneca Ridge HOA Board”. This will give us the opportunity to play with it.

- 2) If this works well, John will set up a private Facebook Group and page for the Seneca Ridge Community.

New Business:

Nothing at this time.

Adjournment:

- 1) Adjournment at 8:05pm.
- 2) Next meeting is June 11, 2020, 7pm, Conference Call or Zoom Meeting.

Respectfully Submitted:

- Valerie L. Faircloth and Josee Arel, Secretary