

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

Date: September 10, 2020

Time: 7:00 pm

Location: Conference Call

Call to Order:

- Steve Honard, President, called the meeting to order at 7:00 pm.
- Presence of a quorum was established.

Board Members Present:

	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 August 13, 2020 minutes was seconded and passed.

Officer Reports:

1) President’s Report:

- a) Talked to lawyer regarding a homeowner’s request to paint their siding. Answer: We cannot dictate the method unless that is stated in the bi-laws and covenants, which it is not. No plans to add that to the bi-laws and covenant.

2) Vice President’s Report:

- a) Further discussion about motorized vehicles using paths to access the woods and tearing up the dirt paths through the woods. Paul has not seen the Jeep again. However, a lime green motorcycle has been seen accessing the woods via the walking paths. Paul to post No Trespassing and No Motorized signs.

3) Secretary’s Report: Josee has the July minutes and will post next week.

4) Treasurer’s Report:

- a) **Financial Update:** Total assets are \$88,731.42, of which \$30,000 are Replacement Reserves.
- b) **Reimbursements Requests:** None at this time.
- c) **2020 Homeowner Assessments:** 902 Old River Way – Debbie to confirm they closed.

- d) **Payments:** Paid \$1881.50 Lawyer bill.
- e) **Contracts:** None at this time.

Member's Open Forum: No members.

Committee Report:

- a) Social Activities –
 - Cheryl talked to Jessica at the Sheriff's office. No permits are being approved. Jessica suggests waiting until October and try then, or postpone.
 - Halloween Parade cancelled.
 - Fall Festival cancelled.
 - Community Yard Sale – Colleen will writ the guy that we are not doing a Community Yard Sale, but he is certainly welcome to do it himself.
 - Steve will announce all of this on the Facebook page.
 - Fall Cleanup. Cancelled.
- b) Common Grounds –
 - Steve contacting the landscaping company to get an estimate to clean along the path near the intersection of Seneca Ridge and Silver Ridge, and take down trees/bushes/brush out and maintain those areas.
 - A motion to approve removing brush and maintaining the path area was seconded and passed.
- c) Architectural Review
 - 7 Applications submitted and approved during past month.
 - If boat is not removed from 902 Old River Way, Colleen will put together a letter (9/11/2020) and send to the new owners (9/12/2020), assuming they closed. Letter is an invitation to the Hearing.
 - Executive Session – was not entered into.
- d) Newsletter – Fall Newsletter cancelled.
- e) Facebook HOA Board Page – Nothing at this time.
- f) Facebook HOA Community Page – Nothing at this time.

Unfinished Business:

Nothing at this time.

New Business:

- 1) 20/21 Budget

- a) 20/21 Budget submitted by Debbie. It contains Budget vs. Actual. Taxes are higher this year. Showed two versions of the budget based on dues increasing.
 - b) A motion to approve a 3% increase in dues to cover the shortfall due to significant increase in taxes was seconded and passed.
- 2) November Annual Meeting is coming up. Will ask Beth to come and mentor us. Venue???
- Conference Call?? Zoom?? Webex??

Adjournment:

- 1) Adjournment at 7:47 pm.
- 2) Next meeting is October 8, 2020, 7pm, location @ TBD.

Respectfully Submitted:

- Valerie Faircloth and Josee Arel, Secretaries