

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

Date: October 8, 2020

Time: 7:00 pm

Location: Conference Call

Call to Order:

- Steve Honard, President, called the meeting to order at 7:01 pm.
- Presence of a quorum was established.

Board Members Present:

X	Josee Arel	X	John Lee
X	Valerie Faircloth		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 September 10, 2020 minutes was seconded and passed.

Officer Reports:

1) President's Report:

- a) Ballots were mailed out to each household owner. There are 5 candidates for 4 openings. There are 3 Zoom meetings set up, 40 minutes each with a 5 minute break in between. Valerie, Colleen, and Josee will gather and count the ballots. If a proxy is not named, the Secretary (Valerie) becomes the proxy for the votes. The election concludes on Thursday, November 12, 2020 in the Annual Meeting.

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 to obtain a "No Motorized Vehicles" sign from Tractor Supply and will post it at the path.

3) Secretary's Report: Josee and Valerie to work together to convert all minutes in a Word format to a PDF format and repost them on the website.

4) Treasurer's Report:

- a) **Financial Update:** Total assets are \$88,285.42, of which \$30,000 are Replacement Reserves.
Paid bill from lawyer in the amount of \$657.32 for phone call from Steve.
- b) **Reimbursements Requests:** None at this time.
- c) **Home Sales:**
 - 143 Seneca Ridge – SOLD
 - 507 Stoney Creek – SOLD
- d) **2020 Homeowner Assessments:** None at this time.
- e) **Payments:** Paid \$1881.50 Lawyer bill.
- f) **Contracts:** None at this time.

Member's Open Forum: No members.

Committee Report:

- a) Social Activities – Loudoun Co. asking that nobody goes out for Halloween.
- b) Common Grounds – Nothing at this time.
- c) Architectural Review
 - 4 Applications submitted and approved during past month.
 - 140 Seneca Ridge sent a letter to ask for an application to put on a new roof.
 - Executive Session
 - o Executive Session began at 7:26 pm
 - o Executive Session ended at 7:37 pm.
- d) Newsletter – Need to change John Lee's address
- 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: Nothing at this time.

Adjournment:

- 1) Adjournment at 7:38 pm.
- 2) Next meeting is November 12, 2020, 7:00 pm, location on Zoom meeting.

Respectfully Submitted:

- Valerie Faircloth and Josee Arel, Secretaries