

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

Date: April 11, 2021

Time: 7:00 pm

Location: Zoom Virtual meeting

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	Valerie Faircloth	X	John Lee
X	Raphael Gonzalez	X	Paul Southwick
X	Steve Honard	X	Debbie Voloshin
X	Keith Hunsberger	X	Keith Weber
X	Andy Koch		

Approval of Agenda: A motion to approve the agenda was seconded and passed.

Approval of Minutes: A motion to approve the minutes was seconded and passed.

Officer Reports:

- 1) President's Report: NTR
- 2) Vice President's Report: NTR
- 3) Secretary's Report: NTR
- 4) Treasurer's Report:
 - a) **Financial Update:** Total assets are \$90,271.75, of which \$30,000 are Replacement Reserves
 - b) **Reimbursements Requests:** None
 - c) **Dues Report:** 175 homeowners have paid dues; 10 outstanding; late charges letter went out the week after March 15, 2021.
 - d) **Homes for Sale:** 0 home(s)
 - e) **Homes Sold:** 1 home(s)
 - f) **Contracts:** The DJ Fence company has been paid \$1200 for the installed fence.

Member's Open Forum: No members.

Committee Report:

- a) Social Activities

- i) Paul stated that they were ready for the Clean Up on Saturday. Andy got tables from Brandon.
- ii) Andy will be taking over the Social Activities segment with Paul helping.
- b) Common Grounds
 - i) Keith W. stated that the fence was installed on 26 March.
 - ii) On 27 March, Keith sent out a request for bids to 6 landscape companies. Regarding landscaping by the new fence.
 - iii) Three trees were found to require removal; 1 behind 406 Spring Ridge, and 2 behind 168 Seneca Ridge. Keith has sent out a request for bids for the removal of these trees. Keith to get an estimate for the tree removal and will send it to Debbie.
 - iv) The common grounds by 303 Silver Ridge has been reseeded.
 - v) Mowing has begun, but the area between 813 and 815 Potomac Ridge was never mowed. Keith will circle back with them on this matter.
- c) Architectural Review
 - i) Outstanding Applications during past month – 4 application(s) submitted and approved.
 - (1) 808 Potomac Ridge – take down wood deck and replace with composite deck.
 - (2) 168 Seneca Ridge – remodel front walkway and side walkway with flagstone
 - (3) 110 Seneca Ridge – new front walkway and replace fence to match neighbors', and landscaping
 - (4) 120 Seneca Ridge – need to remove 2 trees
 - (5) 512 Stoney Creek – Verizon asked them to do a larger gate so that Verizon has egress to their box
 - ii) Executive Session – In Session at 7:26pm. Out of Session at 7:38pm.
 - iii) Annual Inspection will occur on June 12, 2021. Raphael, Keith H, and Paul will do the inspection. Debbie to send them an updated spreadsheet of the homeowners.
- d) Newsletter – Steve and Val to start on the Spring 2021 Newsletter. Want to get it out in May. Steve wants to include a process on how to use the common grounds, a notice of the upcoming inspection, and add a column to educate folks on the covenants.
- e) Facebook HOA Board Page – NTR
- f) Facebook Community Page
 - i) Food trucks are a big hit.
 - ii) People are reminding each other about paving.
 - iii) Not 1 person is supposed to do anything in the common areas, like decorating. If they want to harvest dead wood from the woods, they just need to ask.

iv) Someone complained about a post. Steve sent a message asking them to explain what they didn't like. No answer yet.

g) Web Page - NTR

Unfinished Business: NTR

New Business: Keith H. reported that the house behind them took all their trees down last year. They brought in heavy equipment, cut the FIOS line, and re-graded. What is the process? No permission was requested.

Adjournment:

- 1) Adjournment at 8:05 pm
- 2) Next meeting May 13, 2021, 7pm