

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

**Date:** June 10, 2021

**Time:** 7:00 pm

**Location:** Cascades Library

**Call to Order:**

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

**Board Members Present:**

	Valerie Faircloth		John Lee
	Raphael Gonzalez		Paul Southwick
	Steve Honard		Debbie Voloshin
	Keith Hunsberger		Keith Weber
	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:**

- President's Report: NTR
  
  
  
  
  
  
  
  
  
  
- Vice President's Report: NTR
  
  
  
  
  
  
  
  
  
  
- Secretary's Report: NTR

- Treasurer's Report:
  - **Financial Update:** Total assets are \$90,271.75, of which \$30,000 are Replacement Reserves
  - **Reimbursements Requests:** None
  - **Dues Report:** 175 homeowners have paid dues; 10 outstanding; late charges letter went out the week after March 15, 2021.
  - **Homes for Sale:** 0 home(s)
  - **Homes Sold:** 1 home(s)
  - **Contracts:** The new landscaper has been paid \$1200 for the installed fence.

**Member's Open Forum:** No members.

**Committee Report:**

- Social Activities
  - Paul stated that they were ready for the Clean Up on Saturday. Andy got tables from Brandon.
  - Andy will be taking over the Social Activities segment with Paul helping.
  
- Common Grounds
  - Keith W. stated that the fence was installed on 26 March.
  - On 27 March, Kevin sent out a request for bids to 6 landscape companies. Regarding landscaping by the new fence.
  - 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.
  - The common grounds by 303 Silver Ridge has been reseeded.
  - Mowing has begun, but the area between 813 and 815 Potomac Ridge was never mowed. Keith will circle back with them on this matter.

- Architectural Review
  - Outstanding Applications during past month – 4 application(s) submitted and approved.
    - 808 Potomac Ridge – take down wood deck and replace with composite deck.
    - 168 Seneca Ridge – remodel front walkway and side walkway with flagstone
    - 110 Seneca Ridge – new front walkway and replace fence to match neighbors’, and landscaping
    - 120 Seneca Ridge – need to remove 2 trees
    - 512 Stoney Creek – Verizon asked them to do a larger gate so that Verizon has egress to their box
  - Executive Session – In Session at 7:26pm. Out of Session at 7:38pm.
  - 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.
  
- 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.
  
- Facebook HOA Board Page – NTR

- Facebook Community Page
  - Food trucks are a big hit.
  - People are reminding each other about paving.
  - 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.
  - Someone complained about a post. Steve sent a message asking them to explain what they didn't like. No answer yet.
  
- Web Page – NTR

**Unfinished Business:** None at this time.

**New Business:** Keith H. reported that \_\_\_\_\_ Selden Island took all their trees down last year. They brought in heavy equipment, cut the FIOS line, and regraded. What is the process? No permission was requested.

**Adjournment:**

- Adjournment at 8: \_\_\_\_\_ pm
- Next meeting July 8, 2021, 7pm