

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

**Date:** August 12, 2021

**Time:** 7:00 pm

**Location:** Cascades Library

**Call to Order:**

- Steve Honard, President called the meeting to order at 7:10 pm
- Presence of a quorum was established.

**Board Members Present:**

X	Valerie Faircloth	X	John Lee
X	Raphael Gonzalez		Paul Southwick
X	Steve Honard	X	Debbie Voloshin
X	Keith Hunsberger	X	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 WITH CHANGES FOR THE April 2021 and June 2021 meetings was seconded and passed. There was no meeting in May 2021 or July 2021.

**Officer Reports:**

- 1) President's Report: Spoke with homeowners at 122 and 124 Seneca Ridge regarding one of their neighbors.
- 2) Vice President's Report: NTR
- 3) Secretary's Report: NTR
- 4) Treasurer's Report:
  - a) **Financial Update:** Total assets are \$91,527.09, of which \$30,000 are Replacement Reserves
  - b) **Reimbursements Requests:** None
  - c) **Dues Report:** 183 homeowners have paid dues; 2 outstanding.
  - d) **Homes for Sale:** 0
  - e) **Homes Sold:** 0
  - f) **Contracts:** None

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

**Committee Report:**

- a) Social Activities
  - i) Fall gathering (Sept) – ON HOLD
  - ii) Fall Clean-up (Sept-Oct) – ON HOLD
  - iii) Halloween Parade (Oct) – ON HOLD
  - iv) Toys for Tots (Dec) – Will revisit at a later date
- b) Common Grounds
  - i) Keith W. stated that four trees were removed. Three more need to be removed. (near 417 Spring Ridge and 816 Potomac Ridge). \$5075 has been spent this year and that is almost all our budget. Request \$2000 more for this year. A motion to approve an additional \$2000 was seconded and passed.
- c) Architectural Review
  - i) Outstanding Applications during past month – 0 application(s) submitted and approved.
  - ii) Executive Session – In Session at 7:26pm. Out of Session at 7:38pm.
  - iii) Annual Inspection will occurred on June 12, 2021. Have not gone back around to re-inspect. Perhaps in Sept.
- d) Newsletter – Steve and Val to start on the Fall 2021 Newsletter. Will send it out with the Annual Meeting mailing. 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 – Additions and deletions completed for people moving in and out of the community.
- f) Facebook Community Page
  - i) Additions and deletions completed for people moving in and out of the community.
- g) Web Page – NTR

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

**New Business:**

- a) Discuss future meeting location vs. virtual. Steve will reserve the library meeting room.
- b) Discuss Annual meeting , see note below. 2<sup>nd</sup> Thursday is Veterans Day. Motion to approve doing the Annual meeting on the 3<sup>rd</sup> Thursday in Nov was seconded and passed.

**Adjournment:**

- 1) Adjournment at 8:16 pm
- 2) Next meeting Sept 9, 2021, 7pm on Zoom

NOTE:

11/1/2018	11/1/2019	11/1/2020
Orest Swystun, Pres.	Steve Honard, Pres	<b>Steve Honard, Pres (3 yr term)</b>
Paul Southwick VP	Paul Southwick VP	<b>Paul Southwick VP (3 yr term)</b>
Beth Baker, Secy	<b>Valerie Faircolth, Secy (3 yr term)</b>	Valerie Faircolth, Secy
<b>Debbie Voloshin, Treas (3-yr term)</b>	Debbie Voloshin, Treas	<b>Debbie Voloshin, Treas</b>
Colleen Kerrigan, ARC	Colleen Kerrigan, ARC *	<b>Andy Koch, ARC (3 yr term)</b>
Steve Honard, GC	<b>John Lee (3 yr Term)</b>	John Lee
<b>Josee Arel (3-yr term)</b>	Josee Arel, GC *	<b>Keith Hunsberger (3 yr term)</b>
<b>KC Holland (3-yr term) *</b>	<b>Rafael Gonzalez (3 yr term)</b>	Rafael Gonzalez
<b>Cheryl Monroe-Medonich (1-yr term)</b>	<b>Cheryl Monroe-Medonich (3 yr term) *</b>	<b>Keith Weber CG (3 yr term)</b>