

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

Date: October 14, 2021
Time: 7:00 pm
Location: Cascades Library, Meeting Room D

Call to Order:

- Steve Honard, President called the meeting to order at 7:02pm
- 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 for the September 2021 meeting with changes was seconded and passed.

Scheduled Hearing: Case (2021-201: 2021-203: 2021-204: 2021-205) Executive Session

A motion was made by Steve Honard as follows:

In the matter of Violation Case # 2021-201, the Board of Directors upholds the violation indicated in the Notice dated August 27, 2021. Covenant violation charges of \$10 per day will be imposed beginning on October 31, 2021 if the owner has not contacted the board and submitted in writing to explain how and when the violation will be cured. The violation shall not be considered cured, until the owner has notified the Board in writing that the correction has been completed and the Board has inspected to confirm the violation has been corrected.

Keith Hunsberger so seconds. The motion carries unanimously/carries 7 yea to 0 nay.
Owner was present.

Officer Reports:

- President's Report:
 - 122 Seneca Ridge - Asked them to take better care of the yard.
 - 122 Seneca Ridge – Asked for an extension until November 30 to take care of violations.
 - 807 Potomac Ridge – Asked to have the violations waived because they are replacing the siding and windows.
 - 118 Seneca Ridge – Received the material for the addition and will have the jet skis on the driveway for 3-4 weeks.
 - 142 Seneca Ridge is leaving garage door open 24/7.
- Vice President's Report: NTR
- Secretary's Report: NTR
- Treasurer's Report:

- **Financial Update:** Total assets are \$89,541.27, of which \$30,000 are Replacement Reserves
- **Reimbursements Requests:**
 - Valerie submitted receipt for printing of Newsletter for \$62.41.
 - Debbie submitted receipt for postage for \$109.50.
 - Steve submitted receipt for printing annual notices and postage for \$288.47.
- **Dues Report:** 180 homeowners have paid dues; 2 outstanding.
- **Discuss 2022 Budget:** Will go over after annual meeting.

Member's Open Forum: No members.

Committee Report:

- Social Activities
 - Toys for Tots (Dec) – Tentative
- Common Grounds
 - NTR
- Architectural Review
 - Approved Applications during past month 1 application was submitted and approved for a fence at 345 Silver Ridge.
 - Executive Session – In Session at 7:10pm Out of Session at 8:00pm
- Newsletter – Next newsletter scheduled for December. Steve and Val completed Fall 2021 Newsletter. It was delivered.
- Facebook – All good!

Unfinished Business – NTR

New Business:

- Discuss Trash Service – No one to champion it.
- Discuss Short Term Rentals – Email from Board at Countryside. They have Airbnb's and request a 6 month minimum rental. They have not had any problems with it as yet, but are keeping an eye on it.
- Discuss Lawyer retainer – Lawyer fees are \$420 per hour. Lawyer retainer is \$200 per month (\$2400). That gets us 1 hour of consult and he will attend one Board meeting, and will provide one training session for the Board.

Adjournment:

- Adjournment at 8:37pm
- Next meeting: Annual Meeting November 18, 2021, 7pm, @ Dominion High School Library