

**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**

**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