

Seneca Ridge Homeowners Association, Inc.
Agenda for Monthly Meeting of the Board of Directors

Date: January 13, 2022

Time: 7:00 pm

Location: Cascades Library Meeting Room D

Call to Order:

- Steve Honard, President called the meeting to order at 7:04 PM
- Presence of a quorum was established.

Establish quorum

Board Members Present:

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

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.

Scheduled Hearing: Case (2021-207) Executive Session

Executive Session – In Session at 7:07pm. Out of Session at 7:09pm.

A motion was made by Steve Honard as follows:

In the matter of Violation Case # 2021-207, the Board of Directors upholds the violation indicated in the Notice dated November 30, 2021. Covenant violation charges of \$10 per day will be imposed beginning on January 21, 2022 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.

Paul Southwick so seconds. The motion carries unanimously/carries 5 yea to 0 nay.
Owner was not present.

Officer Reports:

- 1) President’s Report: Spoke with a Homeowner to remove debris from porch, after receiving some complaints.
- 2) Vice President’s Report: NTR
- 3) Secretary’s Report: NTR

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4) Treasurer's Report:

- a) **Financial Update:** NTR
- b) **Reimbursements Requests:**
 - i) Board voted to reimburse Debbie Voloshin \$196.86 for annual dues letter and postage
 - ii) Boaa voted to reimburse Steve Honard \$7.38 for certified letter postage
- c) **Dues Report:** 59 Homes paid in full
- d) **Homes for sale:** 0
- e) **Homes sold:** 1

Member's Open Forum:

Committee Report:

- a) Social Activities – (depending on pandemic status)? NTR
- b) Common Grounds – Have asked the vendor to invoice for 2022.
- c) Architectural Review - NTR
 - i) Approved Applications during past month
 - ii) Executive Session – as needed
- d) Newsletter – Expect next letter to go out Mar - Apr
- e) FaceBook – People are using it now to post power outages.

Unfinished Business: NTR

New Business: Steve to explore making the ARC application process automated.

Adjournment: 7:15 PM

Next meeting Feb 10, 2022