

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

**Date:** February 10, 2022

**Time:** 7:00 pm

**Location:** Zoom Meeting

**Call to Order:**

- Steve Honard, President called the meeting to order at 7:08pm
- 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
X	Andy Koch		

**Non-Board Members Present:**

X	Don Scipioni		

**Approval of Agenda:** A motion to approve the agenda was seconded and passed.

**Approval of Minutes:** A motion to approve the minutes for the January 2022 was seconded and passed.

**Officer Reports:**

- 1) President’s Report: NTR
- 2) Vice President’s Report: NTR
- 3) Secretary’s Report: NTR
- 4) Treasurer’s Report:
  - a) **Financial Update:** Total assets are \$96,998.22, of which \$30,000 are Replacement Reserves
  - b) **Reimbursements Requests:**
    - Valerie submitted request for \$124.83 for printing of newsletter.
  - c) **Dues Report:** All 2021 homeowner dues are paid.

**Member’s Open Forum:** Don Scipioni (guest) joined us. He wanted to discuss issues at 339 Silver Ridge and find out if there were any actions by the board underway. Steve responded that he did receive a complaint on the trash and waste on the porch. Steve to talk to them.

**Committee Report:**

a) Social Activities

- i) Community Clean-up – Andy has it set for Saturday, March 26. Board will provide cookies and water, and the County will provide orange bags.

b) Common Grounds:

- i) Eagle Scout Bridge Project. An email was sent to Keith by Luke, a Star scout, and his Dad. Luke is requesting permission to build a bridge over the creek that is on SRHOA property near Dominion HS. He seeks permission for the Dominion HS Cross-Country team to use the bridge.

The lawyer counseled. Things to consider:

1. Liability is part of your insurance. Our liability insurance would cover.
2. Once built, it becomes public and is subject to the American Disabilities Act.
3. An attractive nuisance.
4. Under VA law, we have to keep the bridge in safe condition if we include it in our reserve study and would have to rebuild it if it broke down.
5. HOA won't pay anything.
6. We would have input.
7. Building it to the standards of the Americans with Disabilities Act means building it strong enough for horses.
8. John needs to have more information before he can vote.

Steve to reach out to Luke and his Dad and ask them to do more research and mock up and present at the March meeting. We want to see the Plan for Funding, the mock up, who they talked to at the County. Does their plan meet with the requirements for the Americans with Disabilities Act and also the County's requirements?

- ii) Landscape – 2<sup>nd</sup> year of the contract. Contractor hasn't gotten back to Keith to be invoiced.

c) Architectural Review – NTR

d) Newsletter – NTR

e) Facebook – All good!

**Unfinished Business** – Automating ARC process. Currently there is a PDF on the webpage. It is Clunky. Steve asked Jenny about it. She is working on a solution. Likely ready for testing in March/April.

**New Business:**

John wants to do a community yard sale.

**Adjournment:**

- 1) Adjournment at 8:12pm
- 2) Next meeting: March 10, 2022, 7pm Zoom Meeting