

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

Date: March 10, 2022

Time: 7:00 pm

Location: Zoom Meeting

Call to Order:

- Steve Honard, President called the meeting to order at 7:01pm
- Presence of a quorum was established.

Board Members Present:

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

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 February 2022 was seconded and passed with changes.

Officer Reports:

- President’s Report – First Notice sent to a home owner owner regarding state of home. In conversation the homeowner has a plan to correct. An email was sent to Steve regarding problems encountered while actively having work done on the house. There is positive movement forward.
- Vice President’s Report – NTR
- Secretary’s Report – NTR
- Treasurer’s Report –
 - **Financial Update:** Total assets are \$96,998.22, of which \$30,000 are Replacement Reserves

- **Reimbursements Requests:** NTR
- **Dues Report:** 27 homeowners with outstanding dues for 2022.

Member's Open Forum – Don Scipioni (guest) joined us.

Committee Report –

- Social Activities
 - Community Clean-up – Andy has it set for Saturday, March 26, 9am-12pm. Put it on Facebook site. Steve to put out the sign about March 16 announcing the Community Clean-up.
 - Annual Yard Sale – John has it planned for April 30, 8am-12pm. It will be posted on Facebook site and Craigslist. Signs will be put out at Seneca Ridge and Rt. 7.
- Common Grounds:
 - Two trees need to be tended to. One tree is in the common area adjacent to 130 Seneca Ridge Drive and the other has fallen in the Octoberfest common area. Currently have an estimate for \$451.25. Paul asked Keith to have the guy look at all Ash trees. They are diseased. Recommend taking them down and being proactive about the tress by paths.
 - Landscape – 2nd year of the contract. Contractor hasn't gotten back to Keith to be invoiced.
- Architectural Review – There are some applications from February that Paul needs to send out. No application came in during March.
- Newsletter – Send out before the Yard Sale.
- Facebook – Doing well!

Unfinished Business –

- Automating ARC process. Currently there is a PDF on the webpage. Jenny is working on a solution. Likely ready for testing in April. Don volunteered to test since he has to submit an ARC application.
- Eagle Scout Project. Steve emailed Luck. Luke got in touch with an engineer from the county. That area is a flood plain and needs to have a study done before any action is taken. The Engineer came up with a better solution. Steve hard pictures of the solutions. Basically, they can create a path on the school side and there is not need to cross the creek. Luke plans to present at the April Board meeting. He is continuing to work with the county and obtain permits. Keith and Paul are taking a field trip to see get boots on the ground where the new solution is proposed.

New Business –

- Neighborhood Parking. A request came in from a homeowner about High Schoolers parking at the front of the neighborhood. Steve reported that they are legally parked so police cannot do anything. However, The Regional Parking Authority states that if we are within ½ mile of a school, we can designate a time that they cannot park at the front of the neighborhood. It is enforced by the Sheriff, so that you can't park there unless you have a permit. This will affect the Middle School parents also. It would mean that we (homeowners) would need to purchase a parking permit. Don said he would research this and report back to Steve.

Adjournment –

- Adjournment at 8:09pm
- Next meeting: April 14, 2022, 7pm Zoom Meeting