

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

Date: May 12, 2022
Time: 7:00 pm
Location: Zoom Meeting

Call to Order:

- Steve Honard, President called the meeting to order at 7:05pm
- Presence of a quorum was established.

Board Members Present:

X	Valerie Faircloth	X	John Lee
X	Rafael Gonzalez		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		
X	Chad Rinard		

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

Approval of Minutes – A motion to approve the minutes for the April 2022 was seconded and passed with changes.

Officer Reports:

- President’s Report – NTR
- Vice President’s Report – NTR
- Secretary’s Report – NTR
- Treasurer’s Report –
 - **Financial Update:** Total assets are \$ _____, of which \$30,000 are Replacement Reserves
 - **Reimbursements Requests:** Steve - Zoom subscription \$157.40; Steve – Certified letter \$8.54
 - **Dues Report:** Eight homeowner dues are still outstanding. The late notices were sent out on May 9. 4 houses have been sold or listed for sale. They are 904 Old River Way, 510 Stoney Creek, 835 Potomac Ridge Drive, 153 Seneca Ridge Drive.

Member’s Open Forum – Don Scipioni - NTR

Committee Report –

- Social Activities
 - Annual Yard Sale – Went well. Should consider doing another yard sale in the fall.
 - Judy, Andy’s wife, saw a person with a rifle on the water service road behind their house. Did not report to Police. Paul advised Andy to report it to the Police.
- Common Grounds:
 - Keith W. signed a contract with NVM Paving to repair or replace approximately 100 linear feet of asphalt on the walking path adjacent to 135 Seneca Ridge Drive. Architectural Review. The work is scheduled to be completed on June 23, weather permitting. The work will take one day, during which time the path will be closed.
- Architectural Review:
 - Keith H. hasn’t seen any applications.
 - Entered into Executive Session at 7:27pm and exited Executive Session at 7:58pm.
 - The board voted to take legal action regarding Case 2021-201 and Case 2021-207.
- Annual Inspection – NTR
- Newsletter – Will send out prior to June 10
- Facebook – John report lots of communications.

Unfinished Business –

- Automating ARC process – Jenny and Michael built a PDF application that can be saved and mailed to Paul. Don used the online form and sent it to Paul. Paul did receive it and said it was good. This item is closed.
- Eagle Scout Project – There will be an in-person meeting at the Cascades Library at 7pm on Thursday, May 19 so Luke can present his findings for the running path. Expecting Luke, his Dad, and the Track Coach.

New Business –

- Neighborhood Parking – No decisions as of yet. Steve talked to residents at the front of Seneca Ridge and they like the idea.
- Decorating the Bridge – A couple has been decorating the bridge on the walking path in the woods. This is against the rules, but they can request permission in writing. They did send a request. A motion to approve the request for permission to decorate the bridge was seconded and passed.

Adjournment –

- Adjournment at 8:02pm
- Next meeting: June 9, 2022, 7pm Zoom Meeting