

**Seneca Ridge Homeowners Association, Inc.  
Annual Meeting of Members Minutes**

**Date:** November 3, 2022

**Time:** 7:00pm

**Location:** Sterling Library

**Call to Order:**

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

**Board Members Present:**

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

**Non-Board Members Present:**

X	Doug Graeff	X	Morgan Grooms
X	Shahin Nemazee	X	Teresa Stasluk

**Establishment of Quorum:** The secretary counted the proxies and confirmed that a quorum was established. 42 votes, 3 proxies, 4 attendees = 49 for quorum.

**Proof of Notice of Meeting:** The President stated that a notice of the annual meeting was mailed to all homeowners October 12, 2022, meeting the 15-60 day advance requirement.

**Introduction of Attendees:** All those present, both board members and other homeowners, introduced themselves.

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

**Approval of Minutes:** Reading of the minutes in silence. A motion to approve the November 2021 Annual Meeting of the Members Minutes was seconded and passed.

**Officer Reports:**

**President:** The President provided a recap of HOA activities since the last Annual meeting as follows:

- In Jan we started to explore how to automate the ARC form Process. The new form was live in May and helps with the document flow.
- An Eagle Scout project to build a bridge on SRHOA common ground was presented to the board. The intent is to allow the Dominion Cross country team to have a continuous path to run that

would be safer than jumping across the creek. We discussed this with our Lawyer and after various discussions with the county engineers, the Eagle Scout scaled back on the plan so a bridge was not needed. The Board approved the plan and the project was completed in Oct 2022 at no cost to the community.

- In Feb we started the process to have the front of the neighborhood designated a Residential Parking District to alleviate the school parking mess that occurs there. After extended delay we finally got a meeting to discuss the concerns and possible options. The current supervisor has fond memories of her children going to school there and seems to believe this is the price we pay for the convenience of living so close to a school. She will not support a change in the parking status.
- The board has gone to mostly virtual ZOOM meetings unless an in-person meeting is necessary.
- The Board approved a request to decorate the split rail bridge in the common area during the various holidays throughout the year.
- The board approved a resident to plant native plants in the common area where the food truck parks to entice butterflies to visit the area.
- Speaking of food trucks, and if you are on Facebook you know the name, we would like to thank Kristen Tirio Benedict, our most active non-board member in the community for all the work she does to coordinate the food truck schedules.

Vice President: Nothing to Report (NTR)

Secretary: NTR

Treasurer: The Treasurer provide a recap of HOA activities since the last Annual meeting as follows:

- Twelve HOA packets were prepared over the past year, which is up from the usual 4-5 in years past.
- Total assets are 78,526.69
- 2023 Budget planning is in progress. Dues may increase by 5%.
- There are 3 homeowners that are delinquent with dues.

### **Committee Reports:**

**Common Grounds:** A homeowner fell on the path between 135 Seneca Ridge and 347 Silver Ridge. We contacted companies for Bid to replace/repair that path. Paving was complete in July due to scheduling and weather. We removed 4 trees during the year

**Architectural Review Committee (ARC):** People submitted applications for roofs, solar panels, and painting.

**Social Activities:** Mar – Community clean-up was a success 12 folks showed up and we found a wood stove that we scraped for \$21. The money was deposited into the HOA's account.

Apr – We had the annual yard sale where a number of folks participated.

On Oct 1 we had about 40 – 50 folks come out for the Oktoberfest cookout.

Newsletter: Four newsletters were published this year. The next one will go out with the dues letter.

Election of Directors: Three persons announced their candidacy for election on the board and were elected:

- Shahin Nemazee with 42 votes
- Doug Graeff with 42 votes
- Morgan Grooms with 40 votes

Unfinished Business: There is no unfinished business

New Business: Teresa Stasluk wants the HOA to consider having signage re-established at the front of the neighborhood. A discussion took place. Steve knows the homeowner at the front on the neighborhood whose yard would be the best location for the signage. He will speak with the homeowner.

The meeting adjourned at 7:25pm.

Respectfully submitted,

*Valerie L. Faircloth*

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Secretary, SRHOA