

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

Date: Dec 8, 2022

Time: 7:00 pm

Zoom Virtual Meeting

<https://us06web.zoom.us/j/84057431683?pwd=c1YrYVhzV3hkY0pHaUovc05wakJ3QT09>

Call to Order: 7:01 PM

Establish quorum 8 of 9 board members present

Board Members Present:

X	Andy Koch	X	Doug Graeff
	Shahin Nemazee	X	Keith Hunsberger
X	Morgan Grooms	X	Paul Southwick
X	Steve Honard	X	Debbie Voloshin
X	Keith Weber		

Community Members Present:

X	Tyler Person		
X	Fatah Hafassa		
X	Ouida King		

Approval of Agenda: Approved

Approval of Minutes: Approved

Officer Reports:

- 1) President's Report: Responded to one resident regarding trash removal
- 2) Vice President's Report: NTR
- 3) Secretary's Report: NTR
- 4) Treasurer's Report: NTR
 - a) **Financial Update:** Total assets are \$74,861.48, of which \$25,000 are Replacement Reserves.
 - b) **Dues report:** 2 homes still outstanding
 - c) **Reimbursements Requests:** None

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Member's Open Forum:

Fatah Hafassa was provided 10 minutes to address the board.

Tyler Person was provided 5 minutes to address the board.

The board will consider a special meeting to address case 2021-201 & 2021-207.

Committee Reports:

- a) Social Activities – Morgan is going to try and schedule more activities in 2023. More to come.
- b) Common Grounds – NTR
- c) Architectural Review - NTR
 - i) Approved Applications during past month - NTR
 - ii) Executive Session – if needed
 - iii) Annual Inspection Report re-inspected 6 homes 4 have been corrected and 2 notices sent out
- d) Newsletter – Letter will be sent with the annual dues letter.
- e) FaceBook – NTR

Unfinished Business:

New Business:

2023 Budget Discussion

The board approved 2023 dues at \$87.65. This is a 5% increase over 2022 dues.

The board voted to stop producing hard copy newsletters. The newsletter sent out with the 2023 dues letter will be the last printed newsletter. Moving forward all newsletters will be posted on the SRHOA community website.

The board voted to stop sending thank you letters to residents that correct inspection violations

Lawn Service Contract was approved for \$5,500 per year FFP.

Executive session 7:47 – 8:10

The Board voted not to hold a special meeting regarding case 2021-201 & 2021-207.

Adjournment: 8:15

Next regular board meeting Jan 12, 2023