

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

Date: Mar 9, 2023

Time: 7:00 pm

<https://us06web.zoom.us/j/83404044836?pwd=SGE1bGJZcEhsTHo3QTQyTkIGVkpUT09>

Call to Order: 7:01pm call to order

Establish quorum

Board Members Present:

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

Members Present

	MK Koch 503 stony brook		
	Tyler Person		
	Don Scipione		
	Ben Whitefoot		
	Matt Dunson		

Approval of Agenda: 7:02pm

Approval of Minutes: Minutes approved

Officer Reports:

- 1) President's Report: traffic discussion will come later
- 2) Vice President's Report: none
- 3) Secretary's Report: none
- 4) Treasurer's Report:
 - a) **Financial Update:** Total assets are \$ _____ 81,730.40 _____, of which \$25,000 are Replacement Reserves.
 - b) **Lawn maintenance paid**
 - c) **Dues report 154 paid, missing 28**
 - d) **Reimbursements Requests:**
 - i) **\$25.55 reimbursement to Doug Graeff for postage Reference Case 2023-103 & 2023-104**
 - ii) **\$ 8.13 reimbursement to Steve Honard for postage reference case 2023-107 & 2023-108**

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Member’s Open Forum:

MK – here to listen

Don – nothing in particular, here to listen

Tyler – no court case updates to provide

Committee Reports:

- a) Social Activities –
 - i) Community Clean-up (Mar 25 0900 – 1200) – put out a save the date on social media and sign will be put out as well
 - ii) Egg Hunt Date & Budget – not to exceed \$100, date TBD
- b) Common Grounds – contactor starting spring maintenance later this month
- c) Architectural Review -
 - i) Approved Applications during past month

	A	B	C	D	E
1	Record #	Address	Project Description	Owner	Approved
378	196	710 Riverview Ct.	Remove 3 Mature Hardwood Trees / Claims Hazard	Theresa Morrissey	22-Feb-23
379	197	802 Potomac Ridge Ct.	15 New Windows	Nicole Gutierrez	27-Feb-23
380	198	140 Seneca Ridge	New Patio	Thomas Martin	7-Mar-23
(1) 381	199	323 Silver Ridge Dr.	Roof / Whole House Paint / Window / Stone Front Prch.	Warren Chverchko	7-Mar-23

- ii) 2022 Annual Inspection Hearings
 - (1) Executive Session violation 2023-103 & 2023-104 (7:43 in, 7:46 out)
 - (a) Board voted to dismiss as both cases have been resolved.

Unfinished Business:

Traffic calming & RPPD request – formal request sent to set up traffic calming investigation (speeding) and address congestion from school pickups.

Transparency Policy – will review and vote on conduct/transparency policy for board. Have public comment time be made available before finalizing the document.

New Business: discussion of liability policy

Adjournment: 7:54

Next regular board meeting Apr 13, 2023