

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

Date: April 13, 2023

Time: 7:00 pm

<https://us06web.zoom.us/j/83939118595?pwd=YzIKTXRVVVBQYmxOUGxIZGZ6VncrZz09>

Call to Order: 7:02

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		

Members Present

	Ilya Komarov		Fatah Hafassa
	Tom Martin		Don Scipioni
	Kristen Benedict		Amanda Lee
	Sheridan Hacay		Mandy Rush
	Tyler Person		Gretchen Carder
	Matt Dunson		

Approval of Agenda: Agenda Approved

Approval of Minutes: Minutes approved with one edit to remove reimbursement request with no value.

Officer Reports:

- 1) **President's Report:** Steve Provided an update on the meeting with the county. There is virtually nothing they feel can be done to drastically improve the parking situation. They requested the board submit a separate request regarding the speeding issue and they will launch a study.
- 2) **Vice President's Report:** NTR
- 3) **Secretary's Report:** Secretary is not present Steve will take the minutes for this meeting
- 4) **Treasurer's Report:**
 - a) **Financial Update:** Total assets are \$\$82,438.18, of which \$25,000 are Replacement Reserves.
 - b) **Dues report:** 21 late notices sent out. As of this meeting 13 are still outstanding. 3 of those 13 are 2 years without paying.
 - c) **Reimbursements Requests:** Steve request \$8.13 for mailing violation notices 2023-107 & 2023-108.

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Unfinished Business:

Code of Conduct: Decide to discuss at a future meeting

Committee Reports:

- a) Social Activities –
 - i) Community Clean-up: ~110 lbs of trash was collected and VDOT should pick up in the next week of so.
 - ii) Easter Egg Hunt: Everyone who attended had a great time. Next year we expect even a larger group. And will announce sooner so folks can plan
 - iii) Community Yard Sale: May 13 decided to hold community yard sale.
- b) Common Grounds –
 - i) Area for butterflies is coming to life and the landscaper knows not to disturb.
- c) Architectural Review -
 - i) Approved Applications during past month:

200	167 Seneca Ridge Dr.	New Bay Window	Colleen Kerrigan	28-Mar-23
201	703 Riverview Ct.	New Roof	Keith Hunsberger	30-Mar-23

Member's Open Forum:

Most attendees just wanted to listen.

It was suggested that the board should summarize the meetings on a quarterly basis. Then publish and deliver a paper newsletter so the community would not be required to go to the SRHOA website to catch up on the minutes.

It was suggested that the meeting invite link be posted on the SRHOA website.

It was suggested that there should be a specified amount of spending that the Board can approve. Any amount above that requires the entire community to vote to approve.

A resident wanted to discuss specifics of their violation. The Owner was not present to provide authorization.

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New Business:

ii) Executive session to review received complaint Case #2023-109 and to discuss Special Community Notice

(1) In session at 8:07, Out of session at 8:14

iii) Motion made and the Board voted to dismiss complaint Case#2023-109.

iv) Motion made and the Board voted to post a Special Community Notice regarding the ongoing Arc Violations at 320 Silver Ridge Dr.

Adjournment: Meeting Adjourned at 8:18

Next regular board meeting May 11, 2023