

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

Date: June 14, 2023

Time: 7:00 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		

Members Present

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Approval of Agenda: Approved

Approval of Minutes: May Minutes approved

Officer Reports:

- 1) President's Report: Traffic Study Update
 - a) Kickoff meeting held on Jun 8, 2023. The county will conduct a 48-hour speed study on Seneca Ridge Dr. in the Fall after school is back in session. The results will be evaluated and recommendation made to the community. The HOA board will be the communication link between the county and the community.
- 2) Vice President's Report: NTR
- 3) Secretary's Report: NTR
- 4) Treasurer's Report:
 - a) **Financial Update:** Total assets are \$ 82,575.18, of which \$25,000 are Replacement Reserves.
 - b) **Dues report**
 - i) Discuss Delinquent accounts
 - (1) Only one home is delinquent (\$193.72). All others have paid in full
 - c) **Reimbursements Requests:**
 - i) Steve Honard - \$8.16 for postage regarding Case 2023-107 & 2023-108
 - ii) Shahin Nemazee - \$42.29 for printing newsletter
 - iii) Debbie Voloshin - \$33.46 for certified Final Dues notice letters

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Unfinished Business:

HOA Hearing Executive session

Case 2023-107 & 2023-108

Motion to go into Executive session 7:35 to discuss violations of the Declaration by an Owner

Return to open session 8:01

Motion made to find the Owner of 320 Silver Ridge Drive has installed and kept in place a metal roof without approval as required under Article VII, Section 1 of the Association’s Amended Declaration. The Board also finds the Owner of 320 Silver Ridge Drive has painted the entire home white without approval as required under Article VII, Section 1 of the Association’s Amended Declaration as well.

So, HOA charges of \$10 per day for as many as 90 days shall be assessed against this Owner starting June 26, 2023 for as long as each violation continues, up to a total of \$1,800.

And if the Owner does not cure the violations within these 90 days, then the association’s law firm, in consultation with the board, is to file suit against the Owner of 320 Silver Ridge Drive, and to seek among other available remedies, injunctive relief for the continuing violations of the Amended Declaration while they remain.

Motion approved

Committee Reports:

- a) Social Activities –
 - i) Community Yard Sale & home participated
- b) Common Grounds – NTR
- c) Architectural Review -
 - i) Approved Applications during past month

Record #	Address	Project Description	Owner	Approved
207	304 Silver Ridge Dr.	Rear Roof Replace	Sheridan Hacay	8-May-23
208	800 Potomac Ridge Ct.	Fence and Retaining Wall	Abul Tareque	17-May-23
209	809 Potomac Ridge Ct.	Fence	Emily Nielson	25-May-23
210	705 Riverview Ct.	Rear Storage Shed	Guevara de Quinonez	6-Jun-23
211	800 Potomac Ridge Ct.	Paint Fence	Abul Tareque	9-Jun-23
212	800 Potomac Ridge Ct.	Trash Can Concrete Platform	Abul Tareque	9-Jun-23

Member’s Open Forum:

New Business:

Motion to cancel July meeting approved.

Adjournment: 8:20

Next regular scheduled board meeting August 10, 2023