

Seneca Ridge Homeowners Association, Inc.

Agenda for Monthly Meeting of the Board of Directors

Date: August 10, 2023

Time: 7:00 pm

Location:

<https://us06web.zoom.us/j/81372111581?pwd=MW5pZCtvMzUwTzVDWXFVRmg2cm1EQQT09>

Call to Order: 7:03

Establish quorum: 6 board members present

Board Members Present:

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

Members Present

X	Salwa Amirhadji		

Approval of Agenda: Approved

Approval of Minutes: Approved

Officer Reports:

- 1) President’s Report: One of our residents, Kathleen Fitzgibbon was confirmed by the senate to serve as the next ambassador to Niger. Of course, a day later they had a coup so it is unclear when or if she will begin her residence there.
- 2) I will follow-up on the traffic study and let everyone know when the study will take place.
- 3) Reminder to board members: Please ignore and delete any email you receive asking you to provide any money on my behalf. We only expend funds that have been voted on and submitted to the treasurer for reimbursement.
- 4) Vice President’s Report: NTR
- 5) Secretary’s Report: NTR
- 6) Treasurer’s Report: NTR
 - a) **Financial Update:** Total assets are \$ \$78,914.03, of which \$25,000 are Replacement Reserves.
 - b) **Dues report**

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- i) Discuss Delinquent accounts
- c) **Reimbursements Requests:**
 - i) Steve Honard request \$8.10 for postage regarding case 2-23-107 & 2-23-108
 - ii) Doug Graeff requested \$4.22 for violation related costs.

Unfinished Business:

Committee Reports:

- a) Social Activities –
 - i) Fall Cookout?
 - (1) Steve will coordinate with Morgan
- b) Common Grounds –
 - i) Formal Vote to clean up Common area path between 813 & 815 Potomac Ridge \$900.
 - (1) Motion to clean area for \$900 was approved
- c) Architectural Review -
 - i) Approved Applications during past month

Record #	Address	Project Description	Owner	Approved
213	306 Silver Ridge Dr.	Paint Fence / Same Color	Mirka Colman	19-Jun-23
214	404 Spring Ridge Ct.	Remove Dead Oak and Stump	Amy Cochran	20-Jun-23
215	118 Seneca Ridge Dr.	New Siding and Trim - Slate Grey	Santamaria	26-Jun-23
216	602 Selden Island Way	Fence - Walkway - Misc. Repair Dway	Narges Kamkar	6-Jul-23
217	826 Potomac Ridge Ct.	New Sidewalk	Amad Azhandeh	20-Jul-23
218	147 Seneca Ridge Dr.	Remove Font Railing	Rafael Gonzalez	28-Jul-23

- ii) Status of 2023 Inspection
 - (1) ARC committee will reinspect in late Aug early Sep

Member's Open Forum:

Salwa asked for an extension to her inspection violation due to ongoing health issues and amount of yard work that the cleanup entails.

Motion made to extend violation due date for 813 Potomac Ridge Ct. to Oct 31, 2023. Motion Passed.

New Business:

Start planning for fall election Steve will coordinate with Shahin

Doug asked about the possibility of reducing the number of board members from 9 to 5.

Adjournment:

Next regular scheduled board meeting Sep 14, 2023