

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

Date: September 14, 2023

Time: 7:00 pm

Location: <https://us06web.zoom.us/j/85356101738?pwd=cTQyQlVEQnkxQzR6dGM5WGN5b0pvdz09>

Call to Order:

Establish quorum

Board Members Present:

	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

	Fattah H.		
	Don S.		
	Tyler P.		

Approval of Agenda: 7:02

Approval of Minutes: 7:04

Officer Reports:

- 1) President’s Report: scanned newsletters on website; traffic study will get underway at some point.
- 2) Vice President’s Report: none
- 3) Secretary’s Report: updates on annual meeting provided.
- 4) Treasurer’s Report:
 - a) **Financial Update:** Total assets are \$ __78,909.81_____, of which \$25,000 are Replacement Reserves.
 - b) **Dues report**
 - i) Discuss Delinquent accounts
 - c) **Reimbursements Requests: none**

Seneca Ridge Homeowners Association, Inc.

Minutes for Monthly Meeting of the Board of Directors

Unfinished Business:

Annual meeting update – Secretary is preparing Annual Meeting notice/Proxy forms to be mailed in early October. Will contact library to reserve room for November meeting.

Committee Reports:

- a) Social Activities – Plan Octoberfest get together (will review budget, formulate time)
- b) Common Grounds – none
- c) Architectural Review -
 - i) Approved Applications during past month
 - (1) Discuss 118 Arc Application- Chimney painting question (white or grey)
 - ii) Status of 2023 Inspection
 - (1) Discuss 417 Spring Ridge violation – holiday lights? Accent lights? Stumps in the back that need ground up.
 - (2) Discuss 118 Seneca Ridge Violation – vehicle removed.
 - (3) Discuss 813 Potomac Ridge Violation – overgrown landscaping issues have been corrected.

Member's Open Forum: Don: nothing to discuss.

Fattah: nothing to share.

Tyler: Traylor parking question. Food Trucks ever come back? – HOA members will discuss ways to either re-institute food trucks or other social activities.

New Business:

Discussed asking the members to reduce the size of the board – float it out to the community and see what the response looks like; maybe via informal survey? Need to have initial budget discussion next meeting as well.

Adjournment: 7:51pm

Next regular scheduled board meeting Oct 12, 2023