

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

Date: Feb 09, 2023

Time: 7:00 pm

Zoom Virtual Meeting

<https://us06web.zoom.us/j/85372592133?pwd=aGVjOUxqWTN4MURtaVQrcGdOTnFzd09>

Call to Order:

Establish quorum

Board Members Present:

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

Members Present

x	Tyler Person		
x	Don Scippioni		

Approval of Agenda: approved at 7:02

Approval of Minutes: approved at 7:04

Officer Reports:

- 1) President’s Report: dead deer discovered and disposed of accordingly
- 2) Vice President’s Report: none
- 3) Secretary’s Report: none
- 4) Treasurer’s Report:
 - a) **Financial Update:** Total assets are \$86,126.50, of which \$25,000 are Replacement Reserves.
 - b) **Dues report** – 136 owners have paid (46 outstanding dues)
 - c) **Reimbursements Requests:** Secretary requests \$42.29 for printing of HOA Newsletter (Winter 2022)

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Member's Open Forum:

Don - watching construction next door, progress being made. Tyler - wondering about status of lawsuit. Steve responded that it had been dropped. No further update now.

Committee Reports:

- a) Social Activities – (date for community clean-up) - 3/25/23. Easter egg hunt? pick a date for Easter egg hunt at next meeting 4/15?
- b) Common Grounds – new contract begins 3/1/23, monarch garden planning on hold for some maintenance to be completed by landscapers
- c) Architectural Review -
 - i) Approved Applications during past month

Record #	Address	Project Description	Owner	Approved
190	124 Seneca Ridge Dr.	New Windows - Both Floors	Geo. Kucheruk	13-Jan-23
191	825 Potomac Ridge Ct.	New Patio	Gretchen Carder	19-Jan-23
192	803 Potomac Ridge Ct.	Regrade / Drainage - Backyard	Nicole Gutierrez	19-Jan-23
193	101 Seneca Ridge Dr.	Siding - Roofing - Gutters	Thomas Mullin	24-Jan-23
194	148 Seneca Ridge Dr.	Garage Doors - no black trim	K. Weber	4-Feb-23

- (2) Executive Session Architectural Change Request 2023-102 – ES began @ 8:07, ended 8:33
- ii) 2022 Annual Inspection Report
 - (1) Executive Session violation 2023-103 – Voted to have Hearing 3/9
 - (2) Executive Session violation 2023-104 – Voted to have Hearing 3/9
- iii) Ad-Hoc Arc inspection violations
 - (1) Executive Session violation 2023-105 – Voted to dismiss and address during 2023 inspection
 - (2) Executive Session violation 2023-106 – Voted to dismiss and address during 2023 inspection
 - (3) Executive Session violation 2023-107 – Voted to send violation notice
 - (4) Executive Session violation 2023-108 – Voted to send violation notice
- d) Newsletter –
- e) FaceBook –

Unfinished Business:

Pooper Scooper stations - quote received - options for bag removal (bi-weekly). \$3900 a year for clean-up, \$2200 for the stations, no install.

Traffic calming request - Traffic calming request - can work through process to evaluate traffic calming possibilities, speed humps specifically. it's an 8-step process.

New Business:

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Transparency - be mindful of what needs to be addressed in Executive Sessions - discussion of bi-law adjustment. Re-vamp the way we provide HOA laws to new homeowners

- Executive Sessions
- Yearly Dues
- Architectural Violations
- Resident Complaints / Disputes

Adjournment:

Next regular board meeting Mar 9, 2023 (in-person)