

**Seneca Ridge Homeowners Association  
Annual Meeting of the Members Minutes**

**Date:** November 18, 2021  
**Time:** 7:00 PM  
**Location:** Dominion High School Library

Board Members Present			
X	Valerie Faircloth	X	John Lee
X	Raphael Gonzalez		Paul Southwick
X	Steve Honard	X	Debbie Voloshin
X	Keith Hunsberger	X	Keith Weber
X	Andy Koch		
Homeowners Present			
X	Gretchen Carter	X	Judy Koch
X	KC Holland		

Steve Honard, President, called the meeting to order at 7:02pm.

**Establishment of Quorum:** The Secretary counted the proxies and confirmed that a quorum was established. 45 votes, 8 proxies, 11 attendees = 64 for quorum.

**Proof of Notice of Meeting:** The President stated that a notice of the annual meeting was mailed to all homeowners October 20, 2021 meeting the 15-60-day advance requirement.

**Introduction of Attendees:** All those present, both board members and other homeowners, introduced themselves.

**Approval of Agenda:** A motion to approve the agenda was seconded and passed.

**Approval of Minutes:** Reading of the minutes by Judy Koch. A motion to approve the November 12, 2020 Annual Meeting of the Members Minutes was seconded and passed.

**Officer Reports:**

- **President:** The President provided a recap of HOA activities since the last Annual meeting.
  - Facebook site is well received and used often for information sharing.
  - Thank you, Kristen Benedict for scheduling the Food Trucks for our eating pleasure!
  - Two SRHOA Newsletters have gone out. Thank you Valerie Faircloth.
  - The Board moved to more virtual meetings (monthly) this year due to the pandemic, with just a couple physical meetings, when necessary.
  - There was no meeting in May due to no quorum.
  - There was no meeting in July due to summer vacations.
  - Annual meeting date was moved because of Veteran’s Day Holiday.
  - Thank you Paul Southwick for the neighborhood cleanup.

- **Vice President:** No report.
- **Secretary:** No report
- **Treasurer:**
  - The November treasurer provided an overview of assets for the year. No Audit was performed in 2020
  - The treasurer reported that there have been 10 home sales this year, and all but two homeowners paid their dues. The budget for 2022 has been approved, and dues will potentially be up 5% per household.

**Committee Reports:**

- **Common Grounds:** Keith Weber, chair, reported 7 trees were removed this year and that exceeded the budget for landscaping. Keith asked for and was approved \$3,000. The landscaping contract will be recompeted in 2022. The split rail fence between 130 and 132 Seneca Ridge was replaced.
- **Architectural Review Committee (ARC):** No Report
- **Social Activities:** Due to the pandemic, social activities were canceled for 2021.
- **Newsletter:** Two Newsletters were published in 2021.

**Election of Directors:** One person announced their candidacy for election on the board and was elected: Debbie Voloshin. She won with 48 votes.

**Unfinished Business:** None

**New Business:** Judy Koch requested a new directory be done. She volunteered to spearhead this activity. Judy Koch also suggested Caroling, using Facebook to invite participation.

The meeting adjourned at 7:30 pm.

Respectfully submitted,

Valerie Faircloth  
Secretary, SRHOA