Seneca Ridge HomeOwners Association
Board of Directors Meeting Minutes

Annual Meeting

Date: November 20th, 2002
Time: 7:00 P.M.
Location: Eastern Loudoun Public Library

Board Members in Attendance:

Joe Cyrulik, Cindy Cardimon, Ron Keeler, Lori Bender, Mark Laing*

Guests: Josh Moo*, Steve Lizik*, Dan & Dorthy Erickson

* were elected to the board during this meeting filling the vacancies of resigned board member Bob Crosby as well as retiring members, Joe Cyrulik and Cindy Cardimon.

Old Business

Minutes from the October board meeting were reviewed and approved.

Issues Reviewed:

- **Entrance Sign:** The Seneca Ridge sign was thoroughly researched and is no on hold due to the fact that the sign must be erected on SR property.
- **Highlights of the Year:** Joe Cyrulik shared Seneca Ridge highlights of the year and thanked all the current board members for their service.
- **Oktoberfest/Halloween Parade:** The event was a big success! Terry & Paul Freeman (with the help of many others) did a fantastic job. Both plan to contribute to the December newsletter with both article and photos to recap.
- **Local Traffic:** Following the reports of concern with vehicle noise and by-laws violation of the trailer at the rental house on Trail Ridge at the last meeting, Joe. C sent a letter to the owners reporting these concerns. He has received no response, and this issue continues to be a concern for residents within hearing distance of this residence.

New Business

Officer and Committee Reports:

- **Common Grounds:** Ron Keeler reported the following items:

1. After researching the need for repair and spot re-paving, Ron has laid out a general plan for path repair in spring of 2003.
2. Still no luck securing a snow removal contract. He is looking into other companies possibly providing this service, but has not yet secured a contract with anyone.
3. He has the correct dog curbing signage and plans this upcoming weekend to replace those that were stolen.
4. The mowing from this week was done when the ground was still too saturated from the rain. The mowers therefore deeply rutted common areas in the low section just off the cul de sac of Trail Ridge Ct. Ron is researching getting this problem corrected.

- **ARC Submissions:** Bob Sherfy has been handling this position, and there have been no issues of concern.

- **Treasurers Report:** Mark Laing reported the following:

  1. We now have only TWO outstanding debtors! Good Job, Mark! It was decided to delay further action on pushing collection to coincide with the new billing cycle, which will begin January 31st, 2003.
  2. It was moved and approved that the board pay $40 to have dues billing envelopes stuffed for mailing.
  3. Discussion was held as to whether the new directory, when printed, should be mailed or hand delivered.
  4. Mark agreed to research the cost of doing a mailing to insure all residents get a copy.
  5. Mark shared the current treasury reports and shared a proposed budget for 2003, which was discussed and approved. Thanks, Mark!

- **Newsletter:** The next newsletter will be produced and published in early December. Articles need to be forwarded to Cindy Cardimon no later than December 7th. The following items will be included:

  1. President's letter from the new board president.
  2. Neighborhood Watch update by Joe Cyrulik.
  3. Possibly a "Love Your Home" installment by Bob Sherfy.
  4. Oktoberfest summary with photos & any holiday activity announcements by Terry & Paul Freeman
  5. Follow up article on the dog waste problem by Cindy Cardimon
  6. Gas line survey results by Joe Cyrulik.
  7. Updated Board Member information including the next board meetings scheduled for December 18th, 2002 and January 8th, 2003.

- **Social Activities:** Oktoberfest was a big success! Terry Freeman has agreed to head up social activities for now. Terry Freeman will organize some type of December caroling activity (if weather permits). Cindy Cardimon will assist with the tallying of the annual holiday decoration contest as well as producing and printing the flier announcing this contest.

- **Seneca Ridge Web Site:** Our website has been updated and is being maintained by our volunteer web group.

Board Member Elections: New board members elected were:

- Mark Laing
- Steve Lizik Liz323@Erols.Com
- Josh Moo JPMoo@EarthLink.Net

The new board members designated several board positions:

Mark Laing	Treasurer
Lorrie Bender	Secretary
Ron Keeler	Common Grounds Chairman
Steve Lizik	Vice President

The new board members decided to postpone the presidential designation to a later date.

HOA Dues: The annual HOA dues date was approved to be changed from July 31st to January 31st.

HOA Outlet: A brief discussion around concern with SR having only one outlet was held.

Guest Issues: No issues brought forth.

Respectfully submitted,
Cynthia Cardimon, Acting Secretary
Meeting adjourned at 8:25 P.M.

Next Meeting: December 18th, 2002

Calendar of Upcoming Events

No near-term events.