Seneca Ridge HomeOwners Association
Board of Directors Meeting Minutes

Date: January 14th, 2004
Time: 7:00 P.M.
Location: Dominion High School, Media Room

Board Members in Attendance:

Bruce Thornberry	Gregg Carter	Mark Laing	Lorrie Bender
Jon Drever	K.C. Holland	Tom Wise	Josh Moo

Guests: Cheryl Monroe-Medonich Christine and Ken Folkers

Old Business

Minutes from the December meeting were unanimously approved.

Issues Reviewed:

- **Homeowner Association Dues:** There was discussion on long term financial planning for the HOA. It was noted that the dues have not changed since the foundation of the neighborhood almost 20 years ago. Since that time, the cost for common grounds maintenance and HOA activities has increased. To prepare for future expenditures the topic of special assessments versus increases to the yearly HOA dues was covered. Further discussion will be done at future meetings.

- **Holiday Decorating Contest:** Restaurant gift cards will be issued to the winners.

New Business

New Meeting Place: Effective January 2004, the monthly meetings will be held at Dominion High School. We have standing reservation for every 2nd Wednesday on a monthly basis. It will be in the Media/Library room.

Officer and Committee Reports:

- **Common Grounds:** The Board approved the renewal of the contract with Locust Landscaping provided that the contract amount is at or below the amount allotted in the HOA budget. The topic of a multi-year contract for snow removal was explored. The contractor will contact the board with further information at the end of the season. The HOA has offered to cover the dump costs for the fence by 107 Seneca Ridge Drive. The fence was situated partially on HOA property.

- **ARC Submissions:** 3 submissions were sent to the ARC and are currently being reviewed. Residents are to be reminded that ARC forms must be submitted for ALL

exterior modifications. If work has already started, forms should still be completed so that the modification can be entered into the records. Failure to do so may delay/inhibit future sale of the property.

- **Treasurers Report:** The Treasurer's report was approved with no issues. Many thanks to mark for his Excel-ent financial reporting. It was very detailed and Quicken-ed our understanding of the HOA financial status. Mark will be purchasing a big binder to assist in keeping track of the history of home sales and ARC submissions.

- **Newsletter:** Newsletters were delivered to residents at end of December. It was noted that many residents did not receive their newsletters. Weather conditions tend to blow away the notices that were placed on the outside of mailboxes. We are currently exploring alternate methods of delivery to ensure that everyone gets the latest neighborhood news. Options that were discussed included bulk mail (very expensive) and online posting.

- **Social Activities:** No noteworthy items or issues at this time.

- **Seneca Ridge Web Site:** The website is being updated on a monthly basis with news and meeting minutes. The website will add a note for realtors and homeowners stating information regarding procedures for transfer of property. Josh will look into getting the newsletter posted in electronic format.

Parking Issues: Residents parking their vehicles in the street was discussed in great length. After extensive research was again revealed that although the local government is responsible for the streets, the HOA covenant is a binding contract between the homeowner and the HOA. The HOA understands that since the time of the HOA's formation, households typically have more cars have shifted their garages to storage duties. The HOA understands this shift and wishes to compromise. Commuter vehicles and vehicles frequently used will not be cited. Vehicles that have been parked in the street long-term, impede snow removal or have been the source of complaint from neighborhood residents will receive a warning letter. Subsequent violations will result in fines. Josh will add a note on the website regarding this issue.

Community Yard Sale: The SRHOA community yard sale has been tentatively scheduled for May 15th. The rain date will be the 22nd. The HOA board will take care of newspaper advertising and the posting of signs as the date approaches.

Guest Issues: No issues brought forth.

Respectfully submitted,
Lorrie Bender, Board Member
Meeting adjourned at 8:30 P.M.

Next Meeting: February 11th, 2004

Calendar of Upcoming Events

December – Holiday decorating contest
January 2004 – Newsletter