

**Seneca Ridge Home Owners Association
Board of Directors Meeting Minutes**

Date: November 14, 2007

Time: 7:00 PM

Location: Dominion High School Room 409

Attendance: K. C. Holland, Paul Southwick, Greg Monaghan, Warren Chverchko, Beth Baker, Barbara Schatz, Linda Nevitte, Peggy Franklin, Kathy Siegfried, Barbara Howes, Jon Drever, Marit Chasse and Todd Morrison

Meeting Called to Order: K. C. called the meeting to order at 7:03 PM.

Reading and Approval of Minutes: The minutes of October 10,2007 board meeting were approved as submitted.

Officer Reports:

- **President:** K.C. had everyone introduce themselves as we had several homeowners attending. Gang graffiti has been sprayed on some back fences on Silver Ridge Drive. Barbara Schatz has spoken to some Loudoun County deputies regarding this and the problem of students throwing debris into her yard at her dogs. K.C. will call the Loudoun County Sheriffs office at 703 777 1021 regarding the graffiti problem.
- **Vice President:** No Report
- **Treasurer:** Elaine was absent due to a family illness. Barbara Howes brought her treasurer's report. Expenses this month include postage for the annual meeting and payment of our annual web-hosting fee for the year (senecaridge.org). In addition, the monthly fee for the grass cutting was paid for both November and December. Due to the windstorm, which required the Board to cut down trees, we are running a deficit this year. We have another CD due just before Christmas. The accrued interest of this CD will bring up our income a bit. Due to a downturn in the real estate market, not as many houses have been sold in the neighborhood and therefore our expected income from closing documents is less than budgeted. Since HOA assessments will be up another \$3 this year, these

monies should offset the tree cutting expense. Hopefully, we won't have another windstorm. We have \$8,160.07 in our checking and savings accounts. Our other assets in CD's total \$49,090.78.

Old Business: None

New Business: The election of Beth Baker as a new board member was unanimous. Peggy Franklin was appointed to replace Greg Monaghan, at his request. Peggy will serve one year, which is the remainder of Greg's term. Kathy received a complaint about her son's bus going too fast. She spoke with the drivers and reminded them that the speed limit is 25 mph. Jon Drever also brought up that we have too many cars speeding thru the neighborhood. Dog owners need to pick up after their dogs. Many trick or treaters stepped in poop.

Committee Reports:

- **Common Grounds:** Linda asked why we haven't had the common area garden weeded and taken care of. Paul stated the lawn service wanted an exorbitant amount to mulch and clean it up. Our contract with Locust just covers mowing and weed eating the grassy area. Barbara Schatz said she would give Paul the name and number of her service to see what estimate he would give us to clean it up.
- **ARC Committee:** Warren was contacted about the graffiti on the back fence of 325 Silver Ridge Drive. He contacted the owner and let him know he needs to clean it off or cover it up so he won't get fined by the county.
- **Webmaster:** Greg will remain as our Webmaster. He will post the instructions on how to join the Seneca Ridge list server. He will also add Beth and Peggy as new board members. Beth Baker 703 444-0387 BethTBaker@verizon.net and Peggy Franklin 703 421-2127 pfranklin_179@msn.com
- **Newsletter:** We are still looking for a newsletter chairman.
- **Social Committee:** We had 15-20 children for the Halloween parade. The Octoberfest was great fun for the 30-40 people who attended. All had a good time. Marit and Barbara Howes did a great job organizing this event. A special thank you to Warren and Maria Chverchko, Ed Gallagher and George Kucheruk for helping to make the Octoberfest a success.

There will be a Holiday Decorating contest and Caroling this year. Further information will be posted.

- **Welcoming Committee:** No report

Respectfully submitted,
Kathy Siegfried, Secretary
Meeting adjourned at 8:30 PM

Next Meeting: December 12,2007 at Dominion High School Room 409