

**Seneca Ridge Homeowners Association
Board of Directors Meeting Minutes**

Date: December 10, 2008
Time: 7:00 PM
Location: Dominion High School - Room 409

Attendance: 6

Board Members

KC Holland	Beth Baker
Paul Southwick	Peggy Franklin
Lea Nigon	Tom Toth

The meeting was called to order at 7:04.

Approval of Minutes: The minutes of the November 12, 2008, board meeting were approved via email after the last meeting.

Officer Reports:

- **President:**
 - KC reported that only three (3) replies were received to the thirty-four (34) letters he and Warren sent concerning violations. He and the ARC committee will not pursue offenders at this time due to cold weather preventing many repairs, but instead will do another walk-through in the spring.
- **Vice President:** No Report
- **Secretary:** No Report
- **Treasurer:** Tom has not yet met with Elaine, the outgoing treasurer, to receive the hand-over of records, so no report is available.

Old Business:

- **The Directory**
 - Lea has finished the first half.
 - No renter has requested being included, so the question of including them is moot.
 - The board decided to include absentee owners using the Seneca Ridge address, but will list the out-of-town phone number so that in case of a problem at the property neighbors could contact the owners.
 - The directories will be hand-delivered to owners and mailed to absentee owners.
 - E-mail addresses will not be included in the list of officers.

Committee Reports:

- **Architectural Review Committee:** (Covered in President's Report)
- **Common Grounds**
 - Paul received a contract from the landscaping company for \$434.52 a month, which is only slightly more than last year's, so he will sign it.
 - The dead tree in common land behind Regina Francis's house needs to come down, and Paul will arrange for removal to be done after the first of the year. It does not appear to be in danger of falling on the path. It was suggested that Paul mark the tree and/or contact neighbors in the area before the work is done.
- **Website**
 - Beth will contact Greg to request updating of the list of officers on the website, and also to include new officers on the group email.

The meeting adjourned at 7:25.

Respectfully submitted,
Beth Baker, Secretary

Next scheduled meeting: January 14, 2009