

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

**Date:** November 12, 2008  
**Time:** 7:00 PM  
**Location:** Dominion High School - Room 409

**Attendance:** 14

KC Holland	Warren Chverchko	Thomas Toth
Paul Southwick	Lea Nigon	Cindy Vining
Beth Baker	Peggy Franklin	Michelle Brazelton
Elaine Douts	Marit Chasse	Fredrick Brazelton
Barbara Howes	Stephen Mann	

The president called the meeting to order at 7:05.

**Approval of Minutes:** The minutes of the October 8, 2008, board meeting were approved via email after the last meeting.

**Officer Reports:**

- **President:**
  - KC reported that he and Warren mailed letters to homeowners found to be in non-compliance at the recent walk-through.
- **Secretary:**
  - Beth reported that she mailed announcements of the annual meeting and proxies. Thirty (30) proxies were received in return.
- **Treasurer:**
  - Income was \$241.26, mostly from homeowner dues and one HOA packet.
  - Expenses were \$104.87 for the annual meeting mailing.
  - We have stayed within budget due to elimination of return postage with the proxy mailing and by not funding an Octoberfest.
  - Uncollected dues from 329 Silver Ridge will need to be written off due to the former homeowners' bankruptcy.

**Old Business:**

- **The Directory**
  - Lea reported that she needs help typing the directory. Several persons offered to help.

**Committee Reports**

- **ARC**
  - Thirty-four letters were mailed to homeowners citing violations after a recent neighborhood walk-through.

- Warren advises that future walk-throughs be done in the spring when weather is more conducive to accomplishing repairs.
- **Common Grounds**
  - Motorized vehicles are reported to be doing damage to the wooded area near the creek. Paul suggested that Seneca Ridge land be marked with a gray blaze at eye level to identify it as community property. The exact boundary of HOA property needs to be determined before this can be done.
  - Tom Toth reported a dead tree behind his house. As it is on Sugarland Run HOA property, he will need to contact their HOA.
- **Social Committee**
  - Marit reported that a Halloween parade was held and suggested it might be better attended on a weekend next time.

**New Business:**

- **Elections**
  - All four persons placed on the ballot were elected (or re-elected) by an overwhelming majority: Peggy Franklin, Stephen Mann, Paul Southwick, and Tom Toth.
  - With the exception of the Treasurer, who is leaving the board, all officers were re-elected.
  - Tom Toth was elected Treasurer.
  - The following were selected for committee assignments:
    - Stephen Mann – ARC
    - Paul Southwick – Common Ground
    - Marit Chasse – Social
  - The board expressed special gratitude to Elaine for her exceptional work as treasurer for a number of years.
  - All members leaving the board were commended for their service.
- **Other**
  - A homeowner present at the meeting asked if campers were allowed on the street, and the board replied that as the street is the domain of the state the HOA cannot prevent this. HOA rules apply only to a homeowner's property.

The meeting adjourned at 7:40.

Respectfully submitted,  
Beth Baker, Secretary

**Next scheduled meeting:** December 10, 2008