

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

**Date:** March 12, 2008

**Time:** 7:00 PM

**Location:** Dominion High School, Room 409

**Attendance:** KC Holland, Paul Southwick, Elaine Douts, Marit Chasse, Barbara Howes, Beth Baker, Peggy Franklin

The meeting was called to order at 7:05.

**Approval of Minutes:** The minutes of the February 20, 2008 board meeting were approved as submitted.

**Officer Reports:**

- **President:** KC presented a written detailed account of the open dialogue with school officials, law enforcement officials and other residents that occurred at the February meeting.
- **Treasurer:**
  - For the period of January 10 to March 12 income was \$10,931.62 and expenses were \$3057.14. Total assets are \$66,904.52.
  - Elaine advises that the interest received from CDs will be less this year because of reduced interest rates. She also advises that interest received should go to capital improvement projects, not to budgeted yearly expenses.
  - She warns that in order to keep the state-required \$30,000 balance we might find ourselves requiring annual fees to be raised beyond the anticipated \$70.
  - She expressed dismay that 26 (15%) of homeowners have not paid the annual fee in full, which represents \$1,700 uncollected revenue. She spent much time sending out second notices with a deadline of April 1<sup>st</sup>.
  - After much discussion, the board asked Paul to talk with a couple of management companies to learn what they do with non-payments, and also to learn what a management company would charge Seneca Ridge.
  - After April 1<sup>st</sup> a flyer will be delivered to every household advising the community of the problem of non-payment and what it costs the community, listing the households (by street address) who have not paid, and advising them of the possibility of a management company being needed.
  - KC will send a similar email to the community sooner, but without house numbers.

**New Business:** Board members signed a sympathy card which Barb will send to the Andrews family.

**Committee Reports:**

- **Common Grounds:**
  - Paul has arranged with Locus Landscape again for mowing.
  - He has contacted FM Tree Service for tree removal, but has not heard from them. There are a number of trees that need to be removed.
  - There was a discussion about motorized vehicles on both the paths and in the common ground woods. KC will send notice to the offending parties citing HOA regulations against use of motorized vehicles in common areas.
- **Architectural Review Committee:**
  - Paul assures the board that the house addition on Potomac Ridge had been approved.
- **Newsletter:**
  - Elaine hasn't heard anything more from the person who volunteered to do the newsletter.
- **Social Committee:**
  - A Cleanup day was set for April 19<sup>th</sup> beginning 9:00 am. Marit will plan a picnic afterwards.
  - There will also be a community wide yard sale May 3<sup>rd</sup> with a rain date of May 4<sup>th</sup>.
  - Lisa Southwick will do a flyer announcing both events.

The meeting adjourned at 8:50.

Respectfully submitted,  
Beth Baker, Secretary

**Next scheduled meeting:** April 9, 2008