

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

Date: April 9, 2008

Time: 7:15 PM

Location: Dominion High School Cafeteria

Attendance: 23

Board Members

Paul Southwick
Elaine Douts
Beth Baker
Peggy Franklin
Barbara Howes
Warren Chverchko
Marit Chasse

Other Homeowners

Ron Baker	Chris Armstrong
Val Faircloth	Gregg Carter
Ron Keeler	Beth Carter
Colleen Kerrigan	Stephen Mann
Kathleen Siegfried	Thomas Toth
Barbara Schatz	Rebecca Toth
Dick Nigon	Joshua Harman
Lea Nigon	Jon Drever

In the absence of the president, Steve Hammond, not a resident of the community, directed the meeting, facilitating discussion.

The meeting was called to order at 7:15.

Approval of Minutes: The minutes of the March 12, 2008, board meeting were approved as submitted.

Officer Reports:

- **President:** No Report
- **Vice President:** No Report
- **Secretary:** No Report
- **Treasurer:**
 - Currently there is \$9,919.91 in checking and savings accounts, and \$51,582.10 held in CDs. Total assets are \$61,502.01.
 - Elaine stated that although she said in previous meetings that state regulations require homeowners associations to maintain a balance of \$30,000, she has since learned that there is no such regulation, but that the individual boards determine the amount of reserve. Greg Carter, a previous SRHOA president stated that the board had chosen the \$30,000 figure in the past.

- Some homeowners have paid their delinquent fees and the number of fees outstanding is now nine.
- One HOA packet was released last month to 904 Old River Way, which is changing ownership.

Old Business: None

New Business: A homeowner asked what could be done about motor bikes being used on the trail behind Potomac Ridge Court. Discussion brought forth suggestions of:

1. Photographing the offenders whenever possible and giving information to the Sheriff's department.
2. Stenciling "No Motorized Vehicles" on the pavement at the entrance to each trail.
3. Since this particular area is the property of Loudoun County, Paul will contact county officials.

Committee Reports:

- **Architectural Review Committee:**
 - The rule as stated in the HOA covenant was read clarifying that only "sound, hardwood trees measuring in excess of six (6) inches in diameter five (5) feet above the ground" require approval before being removed.
 - Warren will conduct a walk-through the neighborhood sometime in May.
- **Social Committee:**
 - Spring Cleanup Day will be held April 19, rain or shine, and refreshments will be served. Paul has printed flyers and will see that they are distributed throughout the neighborhood.
 - The suggestion was made that the community work together to move chips from the recent common ground tree removal to the edges of the path in that area.
 - Marit will advertise the upcoming community yard sale in the Loudoun newspaper and the Washington Post. It is planned for May 3 (rain date May 4.) It was also suggested to her that she advertise it on Craig's List.
- **Newsletter:** Marit will follow up with volunteers for this position.
- **Webmaster:**
 - Beth will talk with Jenny Le Pettigrew and Greg Monaghan as to whether or not Jenny would be able to assist him with the website.
 - Beth will send minutes by email to board members promptly after meetings, and upon their approval will send them to homeowners via LISTSERVE.
 - Other ideas for improving communication within the community should be addressed at a later meeting.
- **Common Grounds:**
 - **Background:** As approved by a majority of board members subsequent to the March board meeting, Paul contracted FM Tree Service for the removal of problem trees in the common ground area behind Spring Ridge

Court. It was anticipated that the result would be similar to what was done the previous year, which generated no objection by homeowners. After the operation a number of homeowners expressed dismay that all of the Virginia pines in the vicinity of the path at that location had been removed, seemingly regardless of their soundness.

- Paul clarified that his directions to the tree service were to take down trees that were “dangerous or would become so”. He said he talked with the foreman after the first day asking if all the removal being done was necessary, and the foreman said it was.
- Homeowner Ron Keeler stated that a large number of trees removed were actually on his property, and he would like reimbursement for replacing them.
- Further discussion revealed that the tree removal HOA conducted last year included a number of unsound trees from what is now known as his property, but he did not object at that time, nor did he notify the HOA that some of the land affected was his property. It was noted that his property line was not marked, and that a fence surrounding the lawn area of his yard was mistaken to be the property line.
- Mr. Keeler, when asked, estimated that 20-25 trees were removed, mostly pine, of which six (6) needed to come down.
- The board asked Mr. Keeler to get an estimate on replanting about eight (8) trees and submit it to the board.
- The following suggestions were made to prevent a similar scenario in the future:
 - Individual trees should be marked for removal so that directions to the tree service would be specific and clear.
 - Homeowners should be notified prior to work being done to common land in their vicinity.
 - Homeowners should mark the boundaries of their properties when work is being done.
 - Homeowners are urged to participate in the work of the HOA, sharing their expertise in matters that would be helpful, e.g., forest maintenance.
 - Homeowners should volunteer for committees so that no one person has the full responsibility of the work of a committee.

The suggestion was also made that efforts be made to encourage the homeowners to attend general meetings by scheduling them at different times and publicizing them more.

The meeting adjourned at 8:45.

Respectfully submitted,
Beth Baker, Secretary

Next scheduled meeting: May 14, 2008