

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

Date: May 14, 2008
Time: 7:00 PM
Location: Dominion High School Room 409
Attendance: 11

Board Members

KC Holland
Paul Southwick
Elaine Douts
Peggy Franklin
Barbara Howes
Warren Chverchko
Marit Chasse

Other Homeowners

Richard Nigon
Dave Payne
Lee Shores
Regina Francis

The meeting was called to order at 7:08 PM.

Approval of Minutes: The minutes of the April 9, 2008 board meeting were approved as submitted.

Officer Reports:

- **President:** KC Holland reported that he had received a letter from Ron Keeler requesting \$1,900 to replace eight trees in compensation for trees that were taken down in error (see April 9 meeting minutes). In the letter, Mr. Keeler stated that no trees were cut down on his property last year which was contrary to what he had been stated previously. Because the board recognizes that despite the fact that some sound trees were inadvertently removed, Mr. Keeler did receive a benefit from having some unsound trees removed from his property, it was decided that KC would contact Mr. Keeler with an offer the board believes to be fair and equitable.
- **Vice President:** No Report
- **Secretary:** No report
- **Treasurer:**
 - Elaine reported that some CD's are due in another month or two and she will decide when they are due whether one must be cashed in to meet current needs.
 - Unpaid dues are down to five or six homeowners, mostly the repeat offenders.

- Elaine proposed that \$50 be paid to Steve Hammond for facilitating the April 19, 2008 board meeting. All agreed that Mr. Hammond did an excellent job in facilitating the meeting and voted to pay Mr. Hammond \$50.
- Net Income for April 9 – May 14 was -\$637.98, due mostly to having to pay \$852 for grass cutting.
- Elaine stated that we are getting cash poor, but can probably limp along until January. The HOA will have a budget shortfall for 2008 if interest income is not considered. There was discussion of revisiting the cap of \$70 for annual HOA fees and the board approved lifting the cap so that fees will increase by 5% per year as allowed in the covenants. The intent is that fees will continue to increase until the HOA is in a stronger cash position.

Unfinished Business:

- **Newsletter:** Regina Francis attended the meeting. She volunteered to put together a newsletter for the community. Following discussion, it was agreed that the committee heads will bring items for the newsletter to the next board meeting (June 11). Regina will incorporate the items from the committee heads into the first new newsletter to be distributed the beginning of July. The newsletter will also feature names/phone numbers of babysitters and grass cutters in the community. It was decided that newsletters should be published quarterly and that Regina could probably receive content for the newsletters via email after the first one is done. The board agreed that the newsletters should be distributed by hand and that \$40 should be paid to those agreeing to distribute them. Regina will investigate the most economical way to reproduce the newsletters – probably at Staples.
- **Web Page:** Marit Chasse reported that Jenny Le Pettigrew agreed to help out with the web page, but someone still needs to coordinate with Greg Monaghan. Jenny does not want to be solely responsible for the web page. KC questioned whether we need a web page or whether a Google forum would work better. The board agreed to discuss further at a future meeting.

New Business:

- **Neighborhood Watch:** KC talked to Kim Drever about a neighborhood watch. Kim wants to head up a neighborhood watch and is having a meeting at her house on May 20 (Officer Payne of the Loudoun County Sheriff's office will be there). KC suggested that after the watch is established, it may be added as a committee on the board.
 - KC said that Kim may want to coordinate Seneca Ridge's efforts with Sugarland. Sugarland does not currently have a neighborhood watch, but she may want to encourage them to set one up.
 - In a related issue, KC reported that the contact for stolen property from the recent thefts is Deputy Bennett.

- **Fence Painting:** Warren reported that Dr. Brewer brought some National Honor Society students from Dominion High School out to paint the fence behind Silver Ridge to cover the graffiti. They did a really good job and Warren will send a thank you letter to Dr. Brewer.

Committee Reports:

- **Architectural Review Committee:**
 - A patio was approved at 310 Seneca Ridge Drive.
 - Warren reported that he will postpone his neighborhood walk-through until August so we can use the newsletter as a way to warn homeowners about common violations. He hopes that homeowners will address issues before the walk-through.
- **Common Grounds:**
 - Paul reported that 21-25 people showed up for the annual Spring Clean event, which was a great turnout. They collected 19 bags of trash, an iron gate and some tires. There was some delay in the county picking up the trash, but they finally came about three weeks later.
 - The landscape company is cutting the grass on a regular schedule.
- **Newsletter:** See above in Unfinished Business.
- **Webmaster:** See above in Unfinished Business.
- **Social Activities:** Marit reported that there was a good turnout for the yard sale. Elaine will check to see if we have enough funds for a fall gathering. There was suggestion of having something other than Oktoberfest.

Elaine reported that she will finish her term as Treasurer but will not run again. The board discussed using the newsletter as a way to encourage homeowners to run for positions on the board. Warren reported that Cheryl Monroe-Medonich told him that she had resigned from the board.

The meeting adjourned at 8:26 PM.

Respectfully submitted,
Peggy Franklin, standing in for Beth Baker, Secretary

Next scheduled meeting: June 11, 2008