

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

Date: June 11, 2008

Time: 7:00 PM

Location: Dominion High School Room 409

Attendance: 9

Board Members

Paul Southwick
Elaine Douts
Beth Baker
Peggy Franklin
Barbara Howes
Warren Chverchko
Lea Nigon

Other Homeowners

Dick Nigon
Regina Francis

The meeting was called to order at 7:15.

Approval of Minutes: The minutes of the May 14, 2008, board meeting were approved via email since the last meeting.

Officer Reports:

- **President:** Not Present
- **Vice President:** No Report
- **Secretary:** No Report
- **Treasurer:**
 - Current assets are \$59,685.33. The previous month showed a total income of \$1.58 in interest. Expenditures were \$1,961.00, mainly for tree removal and grass cutting, but also for advertising and flyers.
 - Elaine will shop for rates for the CDs, which will come due in July and August.
 - Anticipated required expenses for the remainder of the year are \$2000 for grass cutting and \$400 for the annual mailing. Other expenses of a new directory and Octoberfest will be approved only if the board determines there is enough money. The opinion of the board is that it should try to get by without dipping into the CDs.

Old Business:

- The matter of tree replacement has been settled with Ron Keeler.
- No more graffiti has been reported.
- The Neighborhood Watch efforts have gone well. The HOA board will invite Kim Drever and the group to hold its required annual meeting concurrent with the annual HOA meeting.

New Business:

- Lea Nigon was elected to fill the two-year term vacated by Cheryl Monroe-Medonich.
- Lea offered to organize a new neighborhood directory and will get cost estimates for it. A request for updates in homeowner information will be placed in the upcoming newsletter. Phone numbers also will be included unless a homeowner requests it be omitted.
- Regina Francis reports that she has discovered a dead tree in the common area behind her house.

Committee Reports:

- **Architectural Review Committee:**
 - Warren reported that there was one application from 113 Seneca Ridge Drive to put windows in a currently screened-in porch.
 - Warren will send a thank you to Dr. Brewer at Dominion High School for the students' painting over the graffiti on homeowners' fences.
 - An announcement will be made in the newsletter of a neighborhood walk-through to be held this summer.
- **Common Grounds:** Grass cutting has gone well with no complaints.
- **Newsletter:**
 - Regina Francis expects to have a copy ready for review by next Wednesday and will email it to the board. She plans to publish it quarterly.
 - Rick Meidlinger has offered to print it gratis.

The board voted **not** to meet during the summer months unless a matter arises.

The meeting adjourned at 7:45.

Respectfully submitted,
Beth Baker, Secretary

Next scheduled meeting: September 10, 2008