

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

**Date:** September 10, 2008  
**Time:** 7:00 PM  
**Location:** Dominion High School - Room 409

**Attendance:** 9

Board Members

KC Holland	Warren Chverchko
Paul Southwick	Beth Baker
Lea Nigon	Peggy Franklin
Barbara Howes	Marit Chasse

Other Homeowners

Dick Nigon

The meeting was called to order at 7:08.

**Approval of Minutes:** The minutes of the June 11, 2008, board meeting were approved via email after the last meeting.

**Officer Reports:**

- **President:**
  - KC reported that a tree fell onto 305 Silver Ridge Dr., but it has been determined that the tree was from Sugarland Run property, so Seneca Ridge is not liable.
  - Kim Drever, heading Neighborhood Watch, is working with Deputy Payne, who reports that deputies are patrolling the neighborhood on weekend nights.
  - KC advises that SRHOA and Neighborhood Watch cooperate in activities, but remain separate entities.
- **Vice President:**
  - Paul has spoken to the persons who dumped yard debris next to the path off Potomac Ridge Dr., and he expects they will remove it.
- **Secretary:** No Report
- **Treasurer:** Not present, but emailed the following:

In the Income/Expense Report since May, note the following: Both of our CDs came due and the earned interest was recorded. Four homeowners, or their representatives, requested closing packets, Paul was paid for the flyers advertising clean up-day and the yard sale, Marit was reimbursed for the yard sale advertising, the check to Ron Keeler for his trees was cut, and two more months of grass cutting were paid.

Balance Sheet: CD amounts reflect the earned interest. Both CDs were moved to Cardinal Bank, which had the best interest rates. We will have no more income until next year from the CDs since they are 9 month and 14 month CDs.

Budget Vs. Actual: The bottom line is that we have \$2176 in the budget still, but this does not take into account that we have five months of grass cutting to pay (I actually did pay for August, but have not recorded the check as yet). After paying for the rest of the year, we will have \$40 left.

### **Old Business:**

- **The Directory**

- Lea obtained printing estimates of \$300 to \$500 for 250 copies, keeping the format of the previous one.
- The board was in agreement that she include names of renters as well as homeowners, but renters will be marked as such.
- She is working with Elaine on using or converting the data file of addresses.
- The board will discuss funding of the directory next month.

- **Graffiti**

Beth reported more graffiti on the rear fences of 139 and 141 Seneca Ridge Dr. It was suggested that an article about graffiti be included in the next newsletter advising homeowners to:

1. Check the other side of their fences for graffiti and, if found, repaint promptly.
2. Report graffiti to the police.

- **Newsletter**

- The board applauds the fine work Regina did on publishing a recent newsletter for the community.
- Future distribution should not be in or on mailboxes as the post office plans to enforce prohibition of it.
- Marit is making a list of possible topics for the next newsletter. Regina requests that she have all information a month before publishing, which most likely would be a February issue. The timing would allow new board members to be in place.

### **New Business:**

- **Elections**

- As four board members are planning on leaving the board this year after their term expires, everyone is to encourage homeowners to run for election to the board.
- There will be an urgent need to fill the position of treasurer, as Elaine is stepping down from this demanding position. Paul will see if he can get a quote from a management company, as the community needs to be aware of the financial benefits of a volunteer board as well as the issue of community control.

- **Octoberfest**

Kim Drever, as head of the community Neighborhood Watch, would like to have an Octoberfest and is inviting SRHOA to join with her in sponsoring it. The board decided that it can contribute what supplies it has (e.g., cutlery, tables), but that there are not sufficient funds to contribute money towards it this year. Marit can be the contact.

- **Yard Sales**

It was reported that although the property at 329 Silver Ridge Dr. appears to be abandoned, persons are holding yard sales there frequently. Paul will find out who owns the property.

### **Committee Reports:**

- **Architectural Review Committee:**

- Warren reported approval of replacement of porch posts at 319 Silver Ridge Dr. and the addition of a porch at 510 Stoney Creek Ct. It was noted that materials had not been listed for the addition.
- 701 Riverview Ct. did not receive an ARC signoff for an anticipated house closing.
- A neighborhood walk-through will be held soon. Board members are encouraged to participate.

- **Common Grounds:**

- Paul has been warning individuals using motorized vehicles on the common ground by the creek.
- He contacted VDOT concerning overgrowth at the culvert by 132 Seneca Ridge Dr, as mosquitoes have been reported in that area.
- Gunshots surprisingly were heard recently in the woods, but no evidence has been found concerning this incident. Individuals should contact law enforcement promptly should this occur again.

The meeting adjourned at 8:45.

Respectfully submitted,  
Beth Baker, Secretary

**Next scheduled meeting:** October 8, 2008