

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

**Date:** April 15, 2009  
**Time:** 7:00 PM  
**Location:** Dominion High School Room 409  
**Attendance:** 9

Board Members

KC Holland  
Paul Southwick  
Lea Nigon  
Peggy Franklin  
Steve Mann  
Marit Chasse

Other Homeowners

Thomas Payne  
Dave Payne  
Jona Payne

The meeting was called to order at 7:05 PM.

**Approval of Minutes:** The minutes of the March 11, 2009 board meeting were approved via email after the last meeting.

**Special Report – Eagle Scout Project:**

Before the official meeting began, Thomas Payne presented his Eagle Scout Project. The project involves pathway improvements where a path crosses over a drainage culvert. The report was thorough and well thought out and the board approved it with much appreciation. The board discussed possible ways to save money – one by seeing if concrete left over from a homeowner’s project could be used and a second by seeing if the HOA’s landscape company could provide a lower price for dirt. The fundraising phase of the project will take place before the next board meeting and Thomas agreed to return to the May board meeting to report on whether he raised the funds needed for the project.

**Officer Reports:**

- **President:** No Report
- **Vice President:** No Report
- **Secretary:** No report
- **Treasurer:**
  - Discussed hiring Elaine Douts as a paid treasurer @ \$20/hour until someone from the community volunteers to take over the position. The board approved this move.

- Elaine reported that 29 homeowners had not paid their dues. The board authorized Elaine to send out second notices with interest.
- The board voted to pay Elaine \$640 for her work from 2/15/09 – 4/15/09 per her request of 4/15/09 detailing the tasks performed.
- Due to the collection of dues in March and April, the HOA had \$3,827.60 in net income from March 12 through April 15.

### **Committee Reports:**

- **Architectural Review Committee:** Proposed modifications to 709 Riverview Court were approved.
- **Common Grounds:**
  - Paul reported that motorcyclists are still riding on the common grounds, but we agreed that there really is not anything we as the board can do about it.
  - The community clean-up is scheduled for 4/18 at 9:00 am and flyers reminding the community about the event were to be distributed on 4/16.
- **Social Activities:**
  - The community yard sale is scheduled for 4/25 and advertising for the yard sale is included in the flyer advertising about the community clean-up on 4/16. Marit will also advertise in local papers.
  - Kim Drever asked Marit if the ads in the local papers about the yard sale could include a note that part of the proceeds of the yard sale are for Relay for Life. The board discussed but decided due to cost considerations and possible confusion about who is sponsoring events, we should not do that.
  - Lea suggested that the HOA purchase an A-frame sign with letters to advertise community events. She found a sign for \$140 and is willing to store the sign and put it up and take it down when the board decides to advertise an event. The board thought it was a good idea. Lea will talk with homeowners at the front of the community to see if they would agree to having the sign on their lawns before we purchase the sign.
- **Newsletter:** Marit will speak with Regina to find out how we can communicate ideas for future newsletters to her.
- **Webmaster:** No report

The board thanked Steve for printing the flyers. Steve mentioned that he needs to submit a bill for the supplies used in preparing the flyers and the directories.

The meeting adjourned at 8:10 PM.

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

**Next scheduled meeting:** May 13, 2009