

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

Date: December 9, 2009
Time: 7:00 PM
Location: Cascades Library, Room A

Attendance: 7

Board Members

KC Holland
Steve Honard
Peggy Franklin

Beth Baker
Stephen Mann
Marit Chasse

Other Homeowners

Michele Clair

KC, President, called the meeting to order when a quorum was reached at 7:24 pm.

Approval of Minutes: The minutes of the November 11, 2009 annual meeting were approved via email after the last meeting.

Officer Reports:

- **President:**
 - Without a full board present at the beginning of the meeting, the election of officers was postponed until January.
- **Vice President:** No Report
- **Secretary:**
 - No Report
- **Treasurer:**
 - Since the last meeting Elaine prepared two closing packets and paid the December landscaping bill.
 - Interest for the PNC money market was \$48.05.
 - The budget report was presented and note was made that final figures for the year will not be recorded until January.
 - At the end of December both the PNC money market and the Cardinal CD will need to be reinvested.
 - Elaine presented a bill of \$240 for her services, which the board approved.

Committee Reports:

- **Architectural Review Committee:**
 - Steve inspected two homes for closing packages:
 - 139 Seneca Ridge Drive

- 165 Seneca Ridge Drive. He noted that wood around the garage doors will need to be replaced within two months of the new home owners taking possession. (The home is in foreclosure.)
 - The home at 802 Potomac View Dr recently applied for approval of a concrete driveway and walk, which Steve will review.
- **Common Grounds:**
 - In Paul's absence nothing was reported.
- **Social Activities:**
 - No report.
- **Newsletter:**
 - No report.

Unfinished Business:

Michele Clair presented a narrative of her efforts to gain relief from a water drainage problem on their property. Rain water runs from a large flat area of Sugarland Run HOA land through the Clairs' gate, down the hill and into their house. (The board discussed the issue at the November meeting at which Michele was not present, but the next-door neighbor, John Wilson, presented his view on the Clairs' proposal.

Michele has requested remediation from Loudoun County, Sugarland Run HOA, and Supervisor Susan Buckley. Each of these entities was able to witness flooding on the property in today's rainstorm.

She has learned that the problem dates back to the 1980's when the subdivision was constructed. Original plans showed their house six (6) feet higher in elevation, in reverse location, and a drain at the top of the hill; however, the county approved the builder's second set of plans which omitted those features.

A Sugarland Run representative said they will look into the possibility of changing the elevation of their path, and also suggested that the five property owners in the immediate area raise their fences a few inches to equalize the flow of water.

A Loudoun County representative said that the county has no easement at the top of the hill so has no authority to make changes there. They also did not respond to a suggestion that they might be held liable for approving inadequate plans.

The county official in reviewing the Clairs' plan recommended adding a solid (concrete) lip to the retaining wall to be constructed on their hillside so as to prevent erosion.

