

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

Date: March 11, 2009
Time: 7:00 PM
Location: Dominion High School - Room 409

Attendance: 6

Board Members

KC Holland
Paul Southwick
Lea Nigon

Beth Baker
Marit Chasse
Peggy Franklin

The meeting was called to order at 7:12.

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

Officer Reports:

- **President:** No Report
- **Vice President:** Paul reported that since the last meeting Tom Toth, treasurer, resigned from the board. The board asked Elaine Douts, the former treasurer, to act as treasurer until a replacement could be found, and she graciously agreed.
- **Secretary:** No Report
- **Treasurer:** Elaine Douts submitted the following report:
 - For the year 2008, loss of assessment income due to homeowner defaults was offset by an increase in number of closing packets. Total income was down, however, because of a drop in interest rates for the CDs.
 - HOA efforts to keep expenses down resulted in only a \$38 loss for the year.
 - Insurance, taxes and landscaping expenses are increasing, which justifies increasing assessments by the allowed 5% each year.
 - Current assets as of 3/11/09 are \$61,638.21. Since March 1st \$3,641.83 was received from dues and a homeowner's packet. Expenses, totaling \$1,043.95, were for tree removal and taxes.
 - So far this year only 28% of homeowners have paid the year's assessment, but the due date is still a week away.
 - 904 Old River Way is going to settlement on March 26th and a homeowner's packet was prepared. Two minor violations were cited to be repaired within 60 days.
 - Federal and state income tax returns were completed and the taxes paid. A copy was provided for review.

- **Other Treasurer Business**
 - KC will send a reminder on the list.serv to pay the annual dues.
 - The board discussed ways to find a person to take on the duties of treasurer. A request for a volunteer will go out to the neighborhood. Should the board need to pay someone to take on the duties, Lea submitted the resume of a person she knows. Beth also will pursue another lead. Some of the duties currently being done by the treasurer might be able to be reassigned to other board members in order to reduce the scope of the job.
 - A 2009 Budget has been approved via email which allocates \$4000 for accountant fees, assuming the amount of tree removals will be less.

New Business:

- **Common Grounds**
 - The annual neighborhood cleanup will be scheduled for April 18th, and Paul will prepare flyers.
- **Social Committee**
 - A community yard sale will be held April 25th with a rain date of April 26th. This is coordinated with Kim Drever, who heads up a Relay for Life team. Paul will ask if Kim's team will deliver the flyers.
 - Marit will advertise in the local papers and on Craigs List.
- **Architectural Review Committee:**
 - Proposed modifications to 712 Riverview Ct were approved since the last meeting.
- **Website**
 - No Report
- **Newsletter**
 - Marit will ask Regina how we might submit articles for a newsletter since her contact information is not in the directory.

The meeting was adjourned at 8:10.

Respectfully submitted,
Beth Baker, Secretary

Next scheduled meeting: April 15, 2009

Please note that this is the THIRD Wednesday of the month. The change is being made due to spring break for the schools.