

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

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

Attendance: 13

Board Members

KC Holland
Paul Southwick
Lea Nigon
Peggy Franklin
Beth Baker
Stephen Mann

Other Homeowners

Gregory Monaghan	Michelle Brazelton
Steve Honard	Cynthia Vining
Elaine Douts	
Aref Etemadi	
John Wilson	

KC, President, called the meeting to order at 7:02 pm.

Approval of Minutes: The minutes of the October 14, 2009 board meeting were approved via email after the last meeting.

Officer Reports:

- **President:**
 - KC gave an overview of the accomplishments of the board this year including:
 - Update of the website
 - Improvements to the path behind Spring Ridge through an Eagle Scout project
 - New neighborhood directory
 - Purchase and use of a sidewalk sign
 - Newsletter included in annual letter
 - He reported that the costume parade went well and that he would put photos on the website.
- **Vice President:** No Report
- **Secretary:**
 - Announcement of the annual meeting were sent out in a timely manner accompanied by proxies. Included in the mailing were a fiscal report and reports from board members.
- **Treasurer:**
 - A former CD is still in a money market awaiting better interest rates and the other CD is due January 2010.

- Since October 7, income was \$48.45, mostly from the CD. Expenses were \$869.04 for grass mowing through December and \$145.47 for the mailing.
- Five (5) homeowners have not paid dues and four (4) have not paid fines for late payment; however, we are over budget because of other fines paid.
- Most expenses were under budget for the year with the exception of insurance and taxes, but most expenses are expected to go up next year.
- Without any other major expenses we should end the year with an over \$5,000 budget surplus.

Committee Reports:

- **Architectural Review Committee:**

- 307 Silver Ridge Dr submitted an application for a water-diverting 6 x 6 pressure-treated wood wall extending diagonally from the top of their yard to the left property line. Photos submitted gave evidence of much water draining from a steep hill behind them into their yard. After much discussion with input from other homeowners present (the Clairs were not present) the board denied the application for the following reasons:

- The board needs more information including an engineering study.
- The board recommends that the homeowners contact their county supervisor for attention to the drainage issues.
- The board desires concurrence of homeowners on either side with any proposal.

The board desires to assist the homeowner in any way it can in these processes. Aref Etemadi volunteered to procure information from the county. The homeowners may submit a subsequent application in the future.

- The home on Potomac View Dr has not yet applied for approval of a concrete driveway and walk.

- **Common Grounds:**

- There are dead trees along the path behind Spring Ridge Dr which need to come down. Paul will get estimates for their removal and email board members for their approval. The affected trees will be marked and homeowners in the vicinity will be notified so that they can mark their boundaries.

- **Social Activities:**

- Lea recommended that planning for an Oktoberfest begin earlier next year. She recommended Sunday as a good day for both the parade and Oktoberfest.

- **Newsletter:**

- Reports from board members were sent out with the annual meeting notice.

Unfinished Business: None

