

Seneca Ridge Homeowners Association Board of Directors Meeting Minutes

Date: April 14, 2010
Time: 7:00 PM
Location: Cascades Library, Committee Room

Attendance: 9

KC Holland	Peggy Franklin	Lea Nigon
Steve Honard	Marit Chasse	Jenny Le-Pettigrew
Beth Baker	Paul Southwick	Elaine Douts

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

Approval of Minutes: The minutes of the March 10, 2010 board meeting were approved via email after the last meeting.

Officer Reports:

- **President:** No Report
- **Vice President:** No Report
- **Secretary:** No Report
- **Treasurer:**
 - Elaine, acting treasurer, was present at the meeting and gave an extensive report which is included in the board's written records.
 - In addition to a financial report she has researched revisions to the Virginia Property Owners' Association Act-2008 and learned that boards are required to register with a new Common Interest Community Board (CICB). Essentially, this is in response to legal changes in the commonwealth on how HOAs handle complaints. In theory it provides an avenue for homeowner issues to be addressed for things that are not cost-effective to take to court. As a result, we need:
 - An updated policy resolution (Elaine put one together for review.)
 - A new HOA position for the "Ombudsman"
 - A complaint procedure, which the CICB will issue in July.
 - A written form for filing the complaints.

The modifications to the VA POA also increase reporting requirements in closing documents and limit fines on homeowners found in non-compliance to the Covenants and Bylaws. Elaine included these in her sample resolution.

Elaine paid a registration fee of \$135 to contribute to the \$150,000 fund and fees will be added to the budget going forward. More info on the CICB can be found at http://www.dpor.virginia.gov/dporweb/cic_main.cfm .

- The board approved her bill for \$820 for 41 hours.

Committee Reports:

