

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

**Date:** January 13, 2010  
**Time:** 7:00 PM  
**Location:** Cascades Library, Room A

**Attendance:** 8

Board Members

KC Holland	Beth Baker	Paul Southwick
Steve Honard	Stephen Mann	Lea Nigon
Jenny Le-Pettigrew	Marit Chasse	

KC, President, called the meeting to order at 7:03 pm.

**Approval of Minutes:** The minutes of the December 13, 2009 board meeting were approved via email after the last meeting.

**Election of Officers:**

- All officers from 2009 were re-elected unanimously:
  - President: KC Holland
  - Vice President: Paul Southwick
  - Secretary: Beth Baker
- In the absence of a volunteer treasurer the board will continue to pay Elaine Douts to perform treasurer duties.

**Officer Reports:**

- **President:**
  - Michele Clair has not given him further information concerning plans to divert water from her yard.
- **Vice President:** No Report
- **Secretary:**
  - Beth and Lea will assemble and mail annual assessment notices this weekend. These have been prepared by Elaine.
- **Treasurer:**
  - Net income for the year was about \$5000, due mostly to smaller amounts spent for tree removal and accounting fees than anticipated.
  - Elaine will evaluate the cash flow after annual assessments come in to determine how much money should go into a CD.
  - She will research interest rates for the PNC money market account and the Cardinal CD, which is due 1/25, and if feasible, move some of the funds into a \$5000 CD.

- Her budget for 2010 shows a decrease in amounts for interest income and accounting fees, nothing for administrative services or newsletter, and advertising going under social committee expenses. She increased the amounts for corporation fees, landscaping, and supplies.
- The board approved the budget as submitted.
- Assessment letters this year include wording which clarifies that some of the fine for late return is a processing fee in addition to the 8 % interest.

**Committee Reports:**

- **Architectural Review Committee:**
  - The board thanked Stephen for plowing the streets in the big December snowstorm. Credit was also given to Dick Nigon for clearing walking paths in the neighborhood.
- **Common Grounds:**
  - Paul received a proposal from Locust Landscaping which is the same price as 2009.
  - There has been no further action on the removal of some dead trees planned for removal.
- **Website**
  - Stephen will update the website with new board member information and minutes from previous meetings.
  - Jenny volunteered to be webmaster beginning in March.
- **Social Activities:**
  - Lea volunteered to be on the committee with Marit.
  - They will consider other possible dates for the annual yard sale.

**Unfinished Business:**

- Steve Honard reported his findings in county regulations concerning parking of recreational vehicles on streets. The regulations do not permit recreational vehicles to be parked on the street more than 24 hours.
- Paul will speak with a homeowner concerning a boat that was moved from the street to the driveway. Stephen Mann and KC will also send a letter to another homeowner on Trail Ridge Dr. concerning a trailer in the driveway.

The meeting was adjourned at 8:12.

Respectfully submitted,  
Beth Baker, Secretary

**Next scheduled meeting:** February 10, 2010  
Cascades Library