

**Seneca Ridge Homeowners Association
Annual Meeting Minutes**

Date: November 10, 2010
Time: 7:00 pm
Location: Dominion High School, Room 409
Attendance: 12

Board Members

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

Other Homeowners

Elaine Douts
Gregory Veasy
Allanna Romanow
Michelle Brazelton
Greg Monahan

KC Holland, President, called the meeting to order at 7:00 pm.

Approval of Minutes: The minutes of the October 13, 2010 board meeting were available for review, but were approved via email prior to the meeting.

Election of Board Member: A combination of 49 proxies and the votes of those present elected Beth Baker for a second three-year term to the HOA board. There were none opposed.

Officer Reports:

- **President:** No report
- **Vice President:** No report
- **Secretary:** Beth thanked Lea for her assistance in preparing the letters announcing the meeting, and also by placing the sign at the entrance. [Credit should also go to Stephen Mann for printing.]
- **Treasurer:**
 - Elaine reported that \$320.96 was spent this month for office expenses, but that this included printing not only for this month, but also for printing of the Directory last year. \$12 was spent for the Halloween parade. Income was minimal and from interest only.
 - Elaine reported that she has made corrections due to typos in the electronic copy of the Covenants and By-Laws, and that we will need to print more of them as well as of the Directory for her to provide to new homeowners. (She uses 6-8 per year.) Steve Honard will purchase 5000 sheets and make as many copies as possible.

Committee Reports:

- **Architectural Review Committee:**

- Approval was given to the removal of an ailing maple tree at 416 Spring Ridge Ct.
 - Approval of new siding and black shutters was given for 119 Seneca Ridge Dr.
 - Of the homes cited for repairs due within one month, only a couple of them were not remedied. Stephen and KC will sign letters to these few giving them the option to meet with the board in January. One home has a “marginal pass” and will be given a 2-month deadline. The board plans to discuss the use of the term “hearing” in the December meeting.
- **Common Grounds**
 - Paul reports that 4 or 5 landscape companies have called him with proposals to tend our common ground areas. The board is very satisfied with the current company, Locust Landscaping, for its work, its polite workers, and its fees, so no change will be made.
- **Website:**
 - Register.com attempted to charge the community for web hosting, but was denied. Our domain name is good until 2015.
- **Social Activities:**
 - The board expressed appreciation to Marit and Lea for their efforts in planning a successful Halloween parade, which had a larger turnout this year. It was suggested that a car with flashers and a caution sign follow the parade next year so as to alert drivers of pedestrians in the street. It was also suggested that more food be made available, especially to feed the firefighters.
 - The board passed a motion to contribute \$100 to the Sterling Volunteer Fire Company with appreciation for bringing a fire truck to the parade.

Unfinished Business:

- KC will talk with Cliff Francis concerning a fallen tree.

New Business: A homeowner asked whether the steep edges to the path have been remedied. The board replied that Boy Scouts (in two different projects) have worked on much of the problem area. Repaving should be needed in about ten years or less, and at that time the current surface probably will be removed and repaved.

KC adjourned the meeting at 7:37 pm.

Respectfully submitted,
Beth Baker, Secretary

Next scheduled meeting: December 8, 2010, Cascades Library Study Room