

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

Date: September 8, 2010

Time: 7:00 PM

Location: Cascades Library

Attendance: 6

Board Members

KC Holland
Beth Baker
Marit Chasse

Steve Honard
Peggy Franklin
Lea Nigon

KC Holland, President, called the meeting to order at 7:05 PM.

Approval of Minutes: The minutes of the June 9, 2010 board meeting were approved.

Officer Reports:

- **President:** KC reported that Susan Buckley, our elected supervisor, would like to meet with the board concerning a proposed path along Sugarland Run creek. (The board has not been in favor of the path.) KC will try to set up the meeting to coincide with our scheduled October board meeting.
- **Vice President:** No Report
- **Secretary:** No report
- **Treasurer:** Although Elaine prepared a report before going out of town, it was not in a format which the secretary could access. Beth will request a different format and forward the report to the board by email for approval.

Committee Reports:

- **Architectural Review Committee:**
 - Lea was unable to get an agreement with Stephen this summer for a time for a neighborhood walk-through. The board reiterated the need for a walk-through during warm-weather months when repairs can be made. The board also will need to sign and publish the proposed Property Owners Act amendment which deals with enforcement.
 - According to Elaine, there also were a couple of instances in which we missed a deadline to inspect for ARC violations before issuing closing packets. The board recognized the need for more ARC committee members who would be able to cover vacation and other busy times, so

KC will send out a request by the list-serve for volunteer ARC members. Meanwhile Beth will ask Elaine to send closing packet requests to both Lea and Steven so as to ensure a timely response.

- **Common Grounds:** In Paul's absence the board noted that he had been able to have the dead trees bordering the paths removed. There also was a large tree in the common area behind Spring Ridge Ct. which was cut up and the logs stacked. KC will ask Paul if there was an agreement with those who did the work as to whether or not they wanted the wood; otherwise, the wood would be available to anyone in the neighborhood.
- **Website:** No report.
- **Social Activities:**
 - Since there has been no response for volunteers for an Oktoberfest, there will be none.
 - A Halloween parade is planned for Sunday, October 31st at 3 p.m. The board discussed concerns for child safety and decided that if a fire truck is not available the children should be directed to walk along the sidewalk.

Unfinished Business:

- The board was prepared to sign the amendment Elaine prepared to conform with revisions to the Virginia Property Owners Association Act – 2008, but the printed copy listed an incorrect date. Steve Honard will ask Elaine to put the date of next month's meeting on the printed copy and the board will finalize it then. It was also noted that the words "Virginia Code" should be added.
- Regarding proposed changes in the covenants, the board decided to set up a separate meeting to discuss the covenants. In preparation for the meeting, which will be held at Beth Baker's house, 161 Seneca Ridge Dr., on Wednesday, September 29th, the board should be considering 1) what might be changed, and 2) what the process of change would be.

New Business: The annual meeting will be held Wednesday, November 10, at which one board position will be up for reelection (Beth's). KC will put an announcement on the List.serve that other candidates are welcome to run. A letter and ballot will go out after the October meeting.

Respectfully submitted,
Beth Baker, Secretary

Next scheduled meeting: October 13, 2010, Cascades Library