

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

Date: February 9, 2011
Time: 7:00 pm
Location: Cascades Library
Attendance: 7

Board Members

KC Holland	Peggy Franklin
Beth Baker	Marit Chasse
Lea Nigon	Stephen Mann

Other Homeowners

Rick Meidlinger

KC Holland, President, called the meeting to order at 7:06 pm.

Approval of Minutes: The board voted to approve the minutes for the January 12, 2011 board meeting.

Officer Reports:

- **President:** No report
- **Vice President:** No report
- **Secretary:** Beth requested that we clarify who will respond to emails sent to everyone on the board. KC said that he would respond.
- **Treasurer:**
 - In the past month we received \$200 for closing packets for Lot #11 and Lot #73, and \$7672 in annual assessments.
 - Expenses included Elaine's bill for the 4th quarter of 2010, the grass cutting bill for the year, and postage and supplies for the Architectural Review Committee.
 - Elaine recommended that after we receive all the assessments for the year we transfer about \$3000 to savings.

Committee Reports:

- **Architectural Review Committee:**
 - Lea requested reimbursement of \$18.53 for a printer cartridge used in committee correspondence, and the board approved her request.
 - The committee performed two inspections for the closing packets indicated above.
 - The committee presented, for the board's reference, a list of standard time allowances given to remedy various infractions. The board tabled further discussion of a few items until a later date.
- **Common Grounds**
 - Lea reported some graffiti on one of the paths. Beth will see that it is painted over.

- **Website:**
 - No Report

- **Social Activities:**
 - Marit said that she would plan a community yard sale for May.

Unfinished Business:

- KC will try to have a conversation with the owner at L#81 concerning a fallen tree.
- In response to Susan Buckley's email, KC will invite the sheriff to attend our April meeting to address any questions homeowners might have concerning security. Beth will reserve a larger room for the April meeting.

New Business:

- Lea presented an overview of some of the finance-related topics presented at the HOA Forum in December.
 - A review of the insurance policies was recommended at the forum, and Marit agreed to do this.
 - The forum recommended an audit annually, but at least every 2-3 years. The board would like to plan to have one in 2012.
 - The forum also recommended that a study be done to determine the time-line and funding for major capital improvements such as repaving the path.

[After the second point immediately above, two members left early, and the meeting was officially adjourned (7:57) due to lack of a quorum. The board continued to discuss items, but took no action.]

Respectfully submitted,
Beth Baker, Secretary

Next scheduled meeting: March 9, 2011, Cascades Library