

**Seneca Ridge Home Owners Association
Annual Board of Directors Meeting Minutes**

Date: December 14, 2005

Time: 7:00 PM

Location: Dominion High School Cafeteria

Attendance:

Jon Drever, Kathleen Siegfried, Neil Flavell, Paul Southwick, Barbara Shatz, Gregory Monaghan, Barbara Howes, Warren Chverchko, Joy Gearing, Donald Gearing

Meeting Called to Order:

Jon Drever called the meeting to order at 7:15 PM

Old Business:

Minutes from the November meeting were amended to correct the spelling of Cindy Cardimon's name and to state that it was Mark Laing who bought the Domain for 9 more years not Neil Flavell. The minutes were then approved.

Bruce Thornberry resigned as Board President and Board Member.

Verbage on Policy Resolution 04-1 regarding fines for violations has been changed to comply with Virginia Law. The correct amounts are a \$50.00 initial fine and an additional \$10.00 per day not to exceed 90 days.

Don Gearing suggested that homeowners be notified when the ARC Committee would be touring the neighborhood to identify violations. If a violation is identified the homeowner would receive a letter from the Board requesting the violation be corrected.

New Business:

Officer and Committee Reports:

- **Common Grounds:** John Drever received a bill from our snow removal contractor Locust. Jon thought the charge of \$76.00/Hr for snow removal was excessive and will contact them about it. Paul Southwick indicated that \$50.00/Hr is the norm from other companies he is aware of. Jon will do further research on this. Maybe Paul could provide the names of some other companies.
- **ARC Committee:** No new requests were submitted.
- **Treasurers Report:** Accepted as submitted.
- **WebMaster:** Neil is still trying to get together with Greg to gain access to the site. Nothing can go forward until a new treasurer is installed.
- **Newsletter:** Cindy Cardimon does our newsletters. Greg Monaghan said his wife Julia is interested in working on the newsletter.
- **Elections:** There were 5 Board Positions to fill. Warren Chverchko, Gregory Monaghan, Barbara Howes, Don Gearing, and Paul Southwick agreed to run and all were elected. All present voted and some proxies were tendered. With the Board Positions filled, Don Gearing was elected President and Kathleen Siegfried Secretary. The position of Treasurer is still open and Jon will ask K C Hollan if he would like to remain as Vice President. Barbara Shatz will ask Terri Meidllinger, a CPA and past Treasurer, if she would serve again.
- **Other Issues:** Don Gearing would like to have an organizing meeting Tuesday 3 January, 2006 at his home 703 Riverview Court. He wants to hear all our ideas.

Respectfully submitted,
Kathy Siegfried, Secretary
Meeting adjourned at 9:00 PM

Next Meeting: January 11, 2006 Dominion High School Room 409