

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

Date: September 13,2006

Time: 7:00 PM

Location: Dominion High School Room 409

Attendance: Barbara Howes, Donald Gearing, Elaine and Keith Douts, Warren Chverchko, Marit Chasse, Jim Stowers, Kathy Siegfried and Jon Dreaver

Meeting Called to Order: Don called the meeting to order at 7:05PM

Reading and Approval of Minutes: The minutes of the July 12,2006 board meeting were approved as submitted.

Officer Reports:

- **President:** Don received a good response from the thank you letter he sent to the Boy Scout troop. They are interested in helping us with future projects.
Don visited the six houses with HOA dues still outstanding, two have since paid.
Don received an information booklet on water conservation for our area, there was discussion that with all the new construction all the water conservation on our part would not make much of a difference.
- **Vice President:** No Report
- **Treasurer:** Elaine has had 2 requests for HOA Packets. She paid our \$106 for our Post Office Box. Our Grass cutting bill has been paid up to October.
Elaine had some questions on how to note the signatures on our bylaws as we have them retyped. There was a suggestion on having the names typed in with a note stating the signatures are on file.

Old Business: Don is still very concerned about a few widow maker trees on our common area. He has a friend willing to come up from North Carolina to take them down. We are trying to get a few competitive bids before we can proceed. Elaine said the cost for the whole line painting kit would run about \$300. The board would like to discuss the bike path lines at the annual meeting in November to get the communities input before we go forward with this project.

New Business: Jim Stowers came to the board meeting in response to a letter he received from the ARC committee regarding his 30 foot AM antenna in his side yard. He has asked the ARC committee to approve his antenna. Warren has reviewed his request and the antenna meets all the county and state requirements. There was some dissention on the board regarding the ascetics of the antenna; Don tabled the vote until next months meeting when more board members will be present.

Committee Reports:

- **Common Grounds:** Paul is interested in getting other bids for our snow removal on our bike paths. He is having trouble getting responses for bids on the trees we need taken down. Don has a friend willing to do this but we need some competitive bids before he can give us a price.
Marit suggested we ask Dot Erickson for the name of the company she used to take down some trees on her property.
Jon said that he would talk to Paul about some branches along our bike path by the middle school that need to be trimmed back.
- **ARC Committee:** Warren has had a request from Jim Stowers to approve his 30-foot antenna. The board will discuss and vote on this next month. Warren has also received a request for ARC approval form 206 Trail Ridge Court for a kitchen addition. They have a contractor and Warren has a copy of the blueprints. The board would like to see a copy of their permit before we vote on approval.
Warren plans to drive thru our neighborhood and check to see if the violations he cited in April have been corrected.
- **Webmaster:** Dave Payne and Stephen Mann have set up our new email list, it is already in use. Dave is waiting for the ok from the board to turn Topica off. Stephen will contact Cindy with information for the newsletter on how to use the new email list.

- **Newsletter:** The board would like a newsletter to go out soon. Don will write up his info he would like included. Marit will contact Cindy with the October fest date. Stephen will email her with the list server info. Barbara will contact her to include that there will be three board member positions that will be voted on at the November 8th annual meeting.
- **Social Committee:** Next event is the October fest Oct 21,2006. Marit will call Cindy for her contacts and help in setting up the event and will give her the date for the newsletter.
- **Welcoming Committee:** No report

Respectfully submitted,
Kathy Siegfried, Secretary
Meeting adjourned at 8:50 PM

Next Meeting: October 11,2006 7PM at Dominion High School Room 409