

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

Date: December 13, 2006

Time: 7:00 PM

Location: Dominion High School Room 409

Attendance: Barbara Howes, Donald Gearing, Elaine Douts, Marit Chasse, Kathy Siegfried, K.C.Holland, Paul Southwick, Cheryl L. Monroe-Mendonich and Gregory Monaghan

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

Reading and Approval of Minutes: The Minutes of November 8, 2006 board meeting were approved with the correction detailing the increase of the annual Homeowners Dues. There will a \$3 increase each year for 2007,2008,2009 and a \$1 increase in 2010 for a total increase of \$10 by 2010. The HOA dues for 2007 will be \$63.

Officer Reports:

- **President:** The FIOS situation is still pending. Verizon is preparing easements for houses 142,143,144,145,147,148,149,151,152,153 and 154 Seneca Ridge Dr. They will contact each homeowner for their approval by January 1,2007.
- **Vice President:** K.C. said we are set to use Room 409 at the High School thru June 2007. He will contact the school in August to renew our request for next year.
- **Treasurer:** Elaine had requests for 2 HOA packets. Doreen is still working on retyping our bylaws. We now have \$48,287.86 in CD's, \$7,932.39 in our checking account and \$3,638.67 in our savings account. Elaine passed around a sample of the HOA 2007 directory and a proposed budget for 2007 for suggestions and or corrections.

Old Business: Tim Schilien with Don's help cut down the trees we designated to be taken down they also did some pruning and chipped the debris. He charged us \$2200 for 3 days work. They did a great job, thanks Don for getting us such a good price. Tim recommended we prune the vines growing up our trees to keep the trees healthy.

NEW Business: The Board Officers have agreed to serve in their current positions for 2007.

Cheryl asked Don to contact Seneca Ridge Middle School regarding some of the middle school students misbehaving on the way to and from school and not respecting homeowners' property.

Committee Reports:

- **Common Grounds:** Paul will contact Locust to renew our grass-cutting contract for next year.
- **ARC Committee:** No Report
- **Webmaster:** Greg will post our board minutes and any information we need to share with homeowners until we can get a newsletter chairman.
- **Newsletter:** We're still looking for someone who would like to put out our newsletter 4 times a year.
- **Social Committee:** Caroling is set for December 17,2006. Everyone interested is to meet at Maris' home 707 Riverview Court at 5 PM. Marit is sending out emails to let everyone know about this event.
- **Welcoming Committee:** No Report

Respectfully submitted,
Kathy Siegfried, Secretary
Meeting adjourned at 8:45 PM

Next Meeting: January 10,2007 7PM at Dominion High School Room 409