

DRAFT

Seneca Chase Homeowners Association Minutes of Board Meeting (Sep 12, 2018)

Location of Meeting: Sterling Library, Conference Room, Sterling, VA 20165.

Attendees: no residents were present

Board Members Present:

Brian Florkowski, Brian Foderaro, Allen Jackson, Katrina Clippinger and Fernando Fernandes.

Agenda / Minutes:

Call to Order: 7:25 p.m.

Secretary's Report: Minutes from Aug 2018 meeting were summarized and approved as written.

Treasurer's Report:

The Treasurer presented the following:

- Funds in bank: \$ 76,695.36
- Reserve funds balance: \$ 60,844.16
- Delinquent Accounts update:
 - Three (3) accounts are in delinquent status owing 4 or more quarters. One owing 3 quarters will be referred to Attorney.
- The Treasurer's reports for Aug were approved as reported.

Webmaster/Facebook Report:

- One post received on Facebook regarding Professional Grounds cutting through property on Leslie Ct.

ARC Report:

- No hearing scheduled for next month.

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Old Business:

- **Applying for 501(c)3 status for the HOA.** No update. The Treasurer still plans to discuss the issue with the Accountant.
- **Reserve Fund Spending.** No update. Estimates needed for path options to the current playground as well as playground inspection for safety.
- **Existing contracts.** The Board selected American Disposal Services (ADS) as our new disposal services provider effective 1 Nov, 2018. Agreement was signed and will be sent to the provider. The board plans to also solicit bids for landscaping contract in the near future. The Treasurer to check on expiration of current contract.
- **Accountant.** No update.
- **Fallen Tree in Common Area.** No additional information received.
- **Attorney Letter Regarding Parcel A.** No update.

New Business:

- **Trash Resolution.** With the aware of the new disposal services agreement, the board adopted a new policy resolution (2018-1) relating to trash and recycle disposal and receptacle storage rules and regulations. A copy of the resolution along with a notice regarding the new disposal services provider, a statement of services to be provides, as well as ARC guidelines for storage of trash and recycle receptacles will be mailed to all homeowners by the Treasurer.
- **Reserve Study.** The President will solicit bids for an update to our current reseve study.
- **Annual Meeting.** The board has tentatively agreed to plan our next annual meeting in January 2019.

The Meeting was adjourned: 8:24 pm