

## **SQHOA meeting: Minutes of May 1, 2019**

**In attendance:** Brenda Majdalani, Laurie Acuncius, Mike Nowak, Lola Torres, John Walczak, and Wes Thomas.

Meeting called to order at 7:01 p.m.

- I. **Homeowner's Forum:** No homeowners present. Nothing was discussed.
- II. **Secretary's Report:** The April minutes were circulated to Board members prior to the meeting. Motion to approve the minutes Laurie Acuncius. Second- Wes Thomas. All in favor, none opposed. Minutes approved.
- III. **Treasurer's report: Brenda Majdalani.** The monthly Profit and Loss statement was circulated prior to Board members prior to the meeting. There is \$51,819.33 in checking, and \$28,669.61 in savings. Income received in April totaled \$5,500.00. Total expenses for April totaled \$9,796.10. See April 2019 Profit & Loss Statement available online. Balance sheet figures were also reviewed. See April 2019 Balance Sheet available online. The HOA has about \$10,000 less this year than at this same time last year. Motion to accept financial report, 1<sup>st</sup>- Wes Thomas. Second- Laurie Acuncius. All in favor, none opposed.

**Delinquent Account Review:** The Board has been focused on resolving the dues owed at 7960 Quarry since a home is now being built there. At present there are 30 residents with unpaid dues for 2019.

### **7960 Quarry:**

The Board has been attempting to negotiate a settlement through legal counsel. The Board is awaiting signatures on the proposed agreement and receipt of the settlement check.

### IV. **Architectural Report:**

Ben resigned his position last month as ARC Chair and his position as Trustee citing personal reasons. The Board thanked Ben for his years of dedication and service to the Board and the HOA.

**7701 Indian Town-** homeowner is requesting approval for placement of a small tree in the front yard garden area up by the house. Unanimously approved.

**3056 Quarry-** Dean Niece, President of the Rim Owner's Coalition is requesting approval for the planting of Bayberry bushes along the Quarry (along Salisbury Road)

to prevent jumpers from jumping off the cliff into the Quarry. The Rim Owners will pay for the bushes and their planting. The goal is to block all pathways to the Quarry from the road. Motion to approve: Mike Nowak, 2d- Wes Thomas. All in favor, none opposed.

Discussion was also had about using this opportunity for further dialogue about the pond water issue.

**Construction at 3164 Quarry-** the Board has not received any updated information on this build.

**2804 Back Bay-** homeowner request to replace current decking with composite deck material. Motion to approve- Mike Nowak. 2<sup>nd</sup>-Lola Torres. All in favor, none opposed.

**Lola Torres-** verbal request to add a Red maple to the yard. unanimously approved.

**Grounds: Lola Torres.**

**Entrance lighting:** The lights at the Quarry entrance have been replaced, but the Board has been informed that there are wiring issues that also need to be fixed in order for the lights to work properly. The Q light is not working properly as a result of the wiring issue. The electrician says that all electric wiring and boxes out front are old, corroded and need replaced. It appears that water gets in the junction box when it rains, and shorts out the lights. John Poggi says that there is a new electric line that was put in last year that can be hooked up to solve the problem. The Board is waiting for the electrician to give an estimate for his portion of the work. All Board members unanimously approved getting an estimate for the work.

A complaint was received that the LED lights in new lanterns are too bright. Lola will look into finding lower wattage bulbs.

The condition of the stone gate was also discussed. Some of the stonework appears to be deteriorating. Lola will get estimates on the cost of this work and what it would entail.

Toledo Edison replaced the broken light pole at the main entrance.

Finally, a new lamp shade was put on the lamp in the guardhouse.

**Fountain update:** new fountain should be installed soon. The trench to the pond has been dug and will be filled in once the weather breaks. After that, the junction boxes will be installed.

**V. Old Business:**

**Reimbursement Request of Alex Bandelas:** The Board discussed the homeowner's request that he have the next 3 years of dues forgiven in return for having replaced fencing in 2012-2013. The Board rejected the request, since Mr. Bandelas has no receipts verifying the amounts spent for the work that was done.

**Cul De Sacs:** The Board is waiting for Tony from ProEdge to give us an estimate with options for this project. Tony is running a bit behind schedule due to the weather.

**Erin/SmartWebs software:** Erin is working on the new software and working to resolve glitches with the DR software.

John Walczak will begin working on the ARC portion of the program to set it up.

**2953 Quarry- the van issue:** The Board discussed the continuing complaints received about this property. The van in the driveway appears disabled and has not moved in months. It does not have a valid license plate either. The Board will ask attorney Paul Radon to send the owner, Hallie Pettiford, 419-705-6506, a letter about the continuing violations and complaints.

**New Business:** The Board was made aware of complaints about the Lenhardt property and the parking of commercial trailers. Lola will check with Erin in regard to sending a letter to the owner. The Board discussed obtaining dated pictures of the violation(s).

**DR violation assessments:** The Board discussed imposing assessments for DR violations pursuant to Article VIII of the Code of Regulations. The Board discussed charging 5% interest yearly for continuing non-payment of dues/liens, as well as charging \$250 for the cost (including attorney fees) of obtaining liens, and a \$250 administrative lien fee for Erin's time, travel, notary fees and other administrative costs associated with obtaining the liens.

Motion to approve lien fees: Mike Nowak, 2<sup>nd</sup>- Wes Thomas. All in favor. None opposed.

The Board announced that it would like to receive nominations next month for the ARC committee given Ben Krasner's recent resignation from that position.

**Welcoming Committee: La Tesha McDonald-** absent.

**Garage Sale:** the annual neighborhood garage sale will be held May 30-June 1<sup>st</sup>. 9 a.m. to 5 p.m. Mike Nowak will be in charge of signage and getting an ad with the Blade.

The meeting adjourned, by unanimous decision, at 8:30 p.m.

Respectfully submitted,

Brenda J. Majdalani  
Secretary/Treasurer SQHOA