

SQHOA meeting: Minutes of June 19, 2019

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

Meeting called to order at 7:00 p.m.

- I. **Homeowner's Forum:** Dean Niese, President of the Rim Owner's Association present.
- II. **Secretary's Report:** The May minutes were circulated to Board members prior to the meeting. Motion to approve the minutes –Mike Nowak. Second- Laurie Acuncius. 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 \$48,554.24 in checking, and \$28,686.90 in savings. Income received in May totaled \$2,750.00. Expenses for May totaled \$9,008.26. See May 2019 Profit & Loss Statement available online. Balance sheet figures were also reviewed. See May 2019 Balance Sheet available online. Motion to accept financial report, 1st-Laurie Acuncius. Second- Mike Nowak. All in favor, none opposed.

The Board also discussed the possibility of adding liability insurance coverage to its policy. This would add extra protection for the Board for any claimed misfeasance of officers and directors. The cost would be an extra \$750 per year.

Motion to approve the expenditure: Mike Nowak, 2nd Brenda Majdalani. All in favor, none opposed.

Delinquent Account Review: There are 19 delinquencies, totaling \$17,623.00.

DR violation report: The new SmartWebs Violation software has been set up. President Walczak would like to have a computer session at the next meeting for all to try it out, and to demonstrate how it works.

Trash cans and trailer parking appear to be the most frequent violations. Letters went out to all homes affected. The Project/ARC side of the software is also up and running.

IV. **Architectural Report:**

3024 Indian Town- The homeowner is requesting approval for a cement pool to be installed in 2020. Additional information was requested from the homeowner. There will be an aluminum fence around the pool, with the pool attached to the patio. Approval tabled pending receipt of additional details.

7658 Sioux Ridge: Request for approval of installation of split rail fencing. Motion to approve: Brenda Majdalani. 2nd- Laurie Acuncius. All in favor. None opposed.

7933 Quarry- Request to build a Pergola; it will be painted and have automatic shutters. Motion to approve-Brenda Majdalani; 2nd Mike Nowak. All in favor. None opposed.

Lola Torres- verbal request to add a Red maple to the yard. Project was unanimously approved last month,. Lola is presently looking for a Sunset Maple to finish the project.

On-going build at 3164 Quarry- Board has received complaints about dirt and debris in the road from this project. President Walczak will check with the builder.

Grounds: Lola Torres.

Entrance lighting: Electrician Ed Nichols has an assistant helping him with projects. He will look at the on-going electrical issue with the main entrance lights. He can run a wire to the new lights. Lola reports that photo eye needs repaired. She will have Ed look at this also.

Fountain update: The new fountain should be installed soon. The trench to the pond has been filled in. The electrical work is almost completed. The final inspection will be done and then Toledo Edison will be out for meter installation. The electrical box has been installed with water tight fittings. Tony from ProEdge will be out to finish landscaping Mike Nowak's yard as the final part of this project.

V. **Old Business:**

7960 Quarry- The settlement check has been received. The Board previously reached a settlement with the Trust/owner through legal counsel. The Board is awaiting proper signatures on the proposed agreement and presentation of the settlement check to the bank.

Rim Owner's Association: Dean Niese President of the Rim Owner's Association was present. The Board discussed the Gully project and the water overflow situation with President Niese. It was discovered that the removal of the cap from the pipe leading

from the Quarry to the pond allowed the excess water from the Quarry to re-circulate through the storm drains and back into the Quarry- instead of resulting in water flow to the pond as planned. A ping pong ball test was run which confirmed that when the cap was replaced, the excess water now runs into the pond as intended.

Discussion was also had regarding the possibility of selling the Rim Owner's Association the Quarry water rights, which the SQHOA Board owns, pays taxes on, but has no right to use. This would result in a significant reduction in potential liability to the Board. The Board will discuss the matter further with attorney Paul Radon.

New Business:

DR violation assessments: The Board discussed imposing assessments for DR violations pursuant to Art. VIII of the Code of Regulations. The Board discussed charging 5% interest yearly for continuing non-payment of dues/liens, as allowed by the Code. The Code allows the Board to seek and recover "costs."

The policy regarding the imposition of lein fees was approved last month. A fee schedule is to be determined. The Board will therefore begin charging for cost recovery with regard to violations.

Welcoming Committee: La Tesha McDonald- teleconference. There were two deliveries this month- 3234 Stone Quarry and 7658 Sioux Ridge.

The meeting adjourned at 8:43 p.m.

Motion to adjourn-Mike Nowak, 2nd Lola Torres. All in favor.

Respectfully submitted,

Brenda J. Majdalani
Secretary/Treasurer SQHOA