

SQHOA meeting: Minutes of November 20, 2019

In attendance: Brenda Majdalani, John Walczak, Jan Walczak, Robert SanPedro, Luis Gandarilla, LaTasha McDonald, and Laurie Acuncius.

Meeting called to order at 7:06 p.m.

- I. **Homeowner's Forum:** No issues presented.

- II. **Secretary's Report: Brenda Majdalani.** The October minutes were circulated to Board members prior to the meeting. Motion to approve the minutes as circulated-LaTasha McDonald, Second- Laurie Acuncius. All in favor, none opposed. Minutes approved.

- III. **Treasurer's report: Brenda Majdalani.** The monthly Balance Sheet and Profit and Loss Statement were circulated. October income was \$1,702.44. Expenses were reviewed and totaled \$4,981.15. See October 2019 Profit & Loss Statement available online. Balance sheet figures were also reviewed. See October 2019 Balance Sheet available online.

A bill from July of this year from Barkan & Roban was retrieved from the P.O. Box. It will be reviewed prior to payment to be sure that the invoice has not already been paid.

Delinquent Account Review: There are 2 properties that are still delinquent. All affected properties will have leins sent out.

Cost Recovery: President Walczak proposed that since the Board has previously agreed to charge delinquent accounts for cost recovery of attorney fees, the Board should also consider adding a \$200 cost recovery amount for the Board's time and labor spent pursuing and researching legal remedies.

Acceptance of financial report and Proposed Additional Cost Recovery- All in favor, none opposed.

- IV. **DR Violation report:**
There were 16 violations noted by Erin last month- mailboxes and garbage cans were recurring issues. All properties had letters sent out. All appear to have been resolved.

V. **ARC report:** Linda Ricker, 7746 Indian Town-sent a request for approval of a Shed/Garden House. Board asked for details of the plan, and is awaiting the homeowner's response.

VI. **Grounds Report- Lola Torres:** absent.

VII. **Welcome Committee: LaTasha McDonald:**

LaTasha reported that Welcome Baskets were delivered in October to the following addresses:

-2803 Long View;

-7649 Stone Hill;

-7649 Pebble Creek;

-3038 Indian Springs;

-3012 Rockledge;

-3115 Indian Springs; and

-3008 Indian Wells.

VIII. **Old Business:**

7960 Quarry- a letter was sent out advising the homeowner that the Board has rejected the owner's appeal of the previous denial of the request for a white vinyl "horse board" fence on the property. The Board still believes that such a fence is not harmonious with the surrounding properties and current subdivision fencing.

Robert SanPedro reported that he obtained an estimates for new security cameras at the entrances from Transtar. The equipment will cost \$5,800. We will need 2 power drops from Toledo Edison- one at the main entrance and one at the entrance on Estuary. Next step is to obtain an estimate of the monthly internet web fee from Buckeye. We will also need to know how long the videos will be kept before being re-used.

2020 Trustees:

Nicole Reece has advised the Board that she has taken on a new position with her employer that will restrict her ability to attend future meetings. The Board accepted her resignation as Trustee, expressed its thanks for her prior work as a Trustee, Picnic Chair, and as a past president. The Board has bestowed upon her, and Nicole

has accepted, the title of “Past President” and in that capacity, she will serve as a consultant to the Board. The Board also voted to elect Luis Gandarilla as a replacement Trustee and will work with the Grounds Committee as Luis has experience as a part-time contractor. The Board welcomes his experience and contacts. The grounds committee will now consist of Lola, Mike, and Luis. It is one of the busiest, more complex and time-consuming tasks around the subdivision.

Motion to approve- Brenda Majdalani; 2nd- LaTasha McDonald. All in favor, none opposed.

The meeting adjourned, by unanimous decision, at 8:12 p.m.

Respectfully submitted,

Brenda J. Majdalani
Secretary/Treasurer SQHOA