

SQHOA meeting: Minutes of April 15, 2020 (Zoom/Teleconference meeting per COVID-19 National Pandemic).

In attendance: Brenda Majdalani, John Walczak, Robert SanPedro, LaTasha McDonald, Wes Thomas, and Lola Torres.

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

- I. **Homeowner's Forum:** No issues presented.
- II. **Secretary's Report: Brenda Majdalani.** The February minutes (No March meeting held due to National COVID-19 Pandemic) were circulated to Board members prior to the meeting. Motion to approve the minutes as circulated-Lola Torres, Second-Wes Thomas. All in favor, none opposed. Minutes approved.
- III. **Treasurer's report: Brenda Majdalani.** The monthly Balance Sheet and Profit and Loss Statements for March were circulated. March income was \$3,751.73. Expenses were reviewed and totaled \$2,572.05. See March Profit & Loss Statements available online. Balance sheet figures were also reviewed. See March Balance Sheets available online.

Delinquent Account Review: There are many properties that are still delinquent for 2020 dues. The Board expects that letters and invoices will be sent out this month.

Acceptance of financial report – Motion to accept- LaTasha McDonald, 2nd- Robert San Pedro. All in favor, none opposed.

IV. **DR Violation report:**

The Board participated in an online demonstration conducted by President Walczak of the new SmartWebs ARC software.

Currently there is a violation/complaint regarding **Linda Bloomquist's property**- there is a white plastic fence being used as a dog run in her backyard. The Board has received neighborhood complaints about it. The fence can be seen from Back Bay Drive, Indian Town and LongView. The Board will contact Linda and give her 30 days to remove the fence before the matter is referred to the HOA attorney.

Stone Quarry- It was reported there is a house on Stone Quarry that has a white vinyl fence around the backyard pool. The Board has already been in touch with the new owners, who plan to have it removed when the weather breaks.

7960 Quarry-the unapproved white vinyl fence posts are still standing in the yard.

Lenhardt's property on Quarry Rd- It was reported that there are still commercial vehicles parked overnight in this property's driveway or on the street. She reports that there are trailers in the driveway and loud pounding noises while the gentleman works on the trucks. The Board will have attorney Radon send a letter to the owner about the complaints.

V. **ARC report:** Robert SanPedro:

3038 Indian Springs- J. Nagy-Gazebo request. Plan and picture, showing color of finished product reviewed.

Motion to approve- Brenda Majdalani, 2nd-Robert SanPedro. All in favor, none opposed.

Linda Ricker, 7746 Indian Town-previously sent in a request for approval of a **Shed/Garden House**. The Board had asked for details of the plan, and did not receive a response. The shed has already placed on the property despite the lack of Board approval. It was brought to the Board's attention that her shed does not match the color of the house. A letter will be sent to the owner requesting that shed siding be painted to match the house per the Deed Restrictions and Shed/Garden House guidelines.

Laurie Acuncius-2864 Long View-Replacement Garage Door-Plan and picture reviewed. Motion to approve-All in favor by unanimous decision. None opposed.

Alexis Mengel- Via NextDoor app-owner asked if split rail fencing has to be approved by the HOA. Owner was advised that an ARC request needs to be made and submitted online.

7722 Pilgrim's Landing- Request for metal roof on Pergola- Plan reviewed. Roof is to be brown in color and match the house.

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

VI. **Grounds Report- Lola Torres: Pond report:** Lola reported that she checked with AquaPonds about coming out to troubleshoot the fountains. She was told there would be a service charge to come out and an additional charge for an electrician.

John Pogee knows an electrician at Dana who is currently laid off who would be happy to come out and look at it. President Walczak and the Board approved having this gentleman coming out to look at it. He determined that the breaker is bad and was not responding. He ordered a new one and is waiting for it so it can be installed. He still needs to investigate whether or not the line splice is working properly.

Placement of the Fountains: The plan is to place the bigger fountain in the deeper water and switch it with the smaller one for the shallow end of Pocket Park pond. The cord at Pocket Park needs pulled out to see if it is long enough to reach the deeper 5 foot end.

Lola plans to have someone come and clean the water line, pull weeds etc. Board approved a \$500 maximum budget for this clean up.

Erin previously sent out letters to Pond property owners, requesting contact information. So far only 8 residents replied. The information will be used for newsletters and/or updates regarding the pond.

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

LaTasha reported that no Welcome Baskets were delivered this month but deliveries are scheduled to the following addresses:

-2846 Quarry; and

-7708 Stone Hill.

VIII. **Old Business:**

1. **2953 Quarry:** On going issues with this property were discussed. The owner lives in Florida and rents the property. There was an eviction in process but no eviction as of now. The court system has put a hold on evictions due to the pandemic, plus the resident made a partial rent payment. The tree stumps appear to have been removed. The Board will continue to monitor the situation.

2. **Ring Cameras at Entrances:** The Board discussed using Ring cameras at the entrances. The Villa HOA is interested in participating in this project. We will need internet communication at both Guardhouses as well as the entrance from the Estuary.

- 3. Garage Sale Date** is currently planned for May 28 through the 30th barring any unforeseen issues with the COVID-19 pandemic and the resulting national and state emergencies. A decision will be made about the garage sale by the next meeting.

New Business: **Wendy Czerwinski** complained that someone, she assumes from the Board, deleted her religious NextDoor postings. Nicole Reece was contacted, said she did not delete them. None of the present Board members deleted any postings. Only a “lead” designated user can do so. And NextDoor is not an HOA asset nor is it controlled by the Board.

The meeting adjourned at 8:15 p.m.

Motion to Adjourn: Wes Thomas. 2nd- Lola Torres. All in favor. None opposed.

Respectfully submitted,

Brenda J. Majdalani
Secretary/Treasurer SQHOA