

SQHOA meeting: Minutes of May 20, 2020

In attendance: Brenda Majdalani, John Walczak, Robert SanPedro, Luis Gandrilla, Laurie Acuncius, Todd Mitchell, 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 April minutes were circulated to Board members prior to the meeting. Motion to approve the minutes, with 2 amendments-Lola Torres, Second- Robert San Pedro. All in favor, none opposed. Minutes approved.
- III. **Treasurer's report: Brenda Majdalani.** The monthly Balance Sheet and Profit and Loss Statements for April were circulated. April income was \$5,376.18. Expenses were reviewed and totaled \$3,317.43. See April Profit & Loss Statements available online. Balance sheet figures were also reviewed. See April Balance Sheets available online.

Delinquent Account Review: There are 26 properties that are still delinquent for 2020 dues. The Board discussed adding a “cost recovery fee” in addition to the attorney fees charged for all liens. Robert suggested that the Board send out a 2nd notice letter prior to the lien process, where all fees and costs are outlined- advising the owner of all charges that will be liened if the dues amount is not paid in full.

Acceptance of financial report – Motion to accept-Todd Mitichell, 2nd- Laurie Acuncius. All in favor, none opposed.

- IV. **DR Violation report:**

The Board discussed the pending violation reported at **7718 LoneTree**. There is a temporary fence, part metal and with one 30 ft section being white plastic fencing, which is being used as a dog run/training device in the backyard. The Board has received neighborhood complaints about it. The fence can be seen from Back Bay Drive, Indian Town and LongView. The owner has offered to paint the plastic portion gray. The fence was not submitted to the Board for approval, and the Board does not approve of plastic fencing. It was suggested by 2 members, that the Board give the owner a period of time to complete training the dogs before requiring removal of the unapproved fence. The Board will contact the owner and give 90 days to remove the plastic fence or replace it with approved fencing with entire fence

project to be formally submitted as an ARC request. Non-compliance will result in the matter being referred to the HOA attorney.

Motion to approve action: 1st- Brenda Majdalani, 2nd Robert San Pedro. All In favor, none opposed.

2825 Back Bay: The Board received a complaint about a silver Buick, in disrepair, that has been kept in the driveway. It was reported that the vehicle has not been moved in 4 to 6 months. It does appear to have valid license plates and tags on it. Matter tabled for now pending contact with the owner.

3013 Indian Wells: It was reported that there is a business trailer being kept overnight at this property. The matter has not yet been observed by the Board members, and there is no violation report from Erin. Matter tabled for now, pending further investigation.

7858 Stone Hill: It was reported that there is a dryer sitting at the end of the driveway for the last 3 weeks. The Board will have Erin send a letter asking the owner to remove it.

7960 Quarry-the unapproved white vinyl fence has been erected. The owner has been dodging service of the lawsuit that was filed.

2940 Quarry: Neighborhood complaint received that the house, under construction, has no front yard grass and is all cement driveway. A landscape plan was recently submitted, but the Board needs time to review it. Shrubs are planned in order to block the view of the cement from the road. President Walczak will contact Monclova Township about how, a home with no greenspace, was approved for construction.

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

3220 Quarry: Garden house request. **Motion to approve** based on plan and drawings submitted- 1st- Brenda Majdalani. 2nd Lola Torres. All in favor, none opposed.

7722 Pilgrim's Landing- Request for metal roof on Pergola- Plan reviewed. Roof is to be brown in color and match the house. The problem is that based on the picture sent by the owner, this appears to be a modification of the house to include a covered porch. This is not a gazebo. This is a project which would need county building permit. **Motion to approve** as submitted- 1st Todd Mitchell. 2nd Luis

Gandarilla. In Favor: Laurie Acuncius, Todd Mitchell, Luis Gandarilla. Opposed- Robert San Pedro, Lola Torres. Abstaining- Brenda Majdalani.

After additional discussion: **Motion to approve upon receipt of proof of county building permit:** In favor: John Walczak, Brenda Majdalani, Laurie Acuncius, Luis Gandarilla, Robert San Pedro Todd Mitchell. Opposed- Lola Torres. Motion carried.

7746 Indian Town: update: The shed has been painted to match the house.

VI. **Grounds Report- Lola Torres: Pond committee report:** President Walczak gave the Pond Committee a written agenda of the goals to work on this year. See document "Salisbury HOA Grounds/Pond Committee."

Given the hot weather expected soon, the sprinklers need to be turned on asap.

President Walczak asked Board members to report any broken fencing or broken rails that need repair along the main entrance and Salisbury Road.

Placement of the Fountains: The fountains are in the water. The breaker at Pocket Park needs to be replaced.

VII. **Welcome Committee: LaTesha McDonald:** absent.

LaTesha reported via email that that 2 Welcome Baskets are to be delivered this month.

VIII. **Old Business:**

1. **Ring Cameras at Entrances:** The Board discussed using Ring cameras at the entrances. Matter tabled for now pending further research on the internet connectivity issue. Motion to table- Robert SanPedro, 2nd Brenda Majdalani. All in Favor, None opposed.

2. **Garage Sale has been cancelled** due to COVID-19 pandemic.

New Business: Violation process discussed- how to handle reports which ask to remain anonymous.

The Board has been asked to accept neighborhood DR complaints where the person making the complaint wishes to remain anonymous. The Board discussed this matter and is concerned that allowing anonymous reports would encourage frivolous and malicious complaints to be made. President Walczak previously discussed the matter with Erin Osstifin, HOA property manager, who stated that other HOA's typically do not accept anonymous complaints. The Board discussed following a policy of not printing or listing the names of complainants in the Board's minutes, but that if a person, who is the subject of a complaint, requests the name, the complainant's name would be given to them.

Landscape Needs: The Board discussed obtaining quotes for the 2021 season.

Motion to Adjourn: Robert San Pedro. 2nd- Lola Torres. All in favor. None opposed. Meeting adjourned at 9:13 p.m.

Respectfully submitted,

Brenda J. Majdalani
Secretary/Treasurer SQHOA