

## SQHOA meeting: Minutes of June 17, 2020

**In attendance:** Brenda Majdalani, John Walczak, Robert SanPedro, Luis Gandrilla, Laurie Acuncius, Andrew, Wes Thomas, LaTasha McDonald, Mike Nowak, 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 amended April minutes were circulated to Board members prior to the meeting. Motion to approve the minutes, as amended 1<sup>st</sup>-Robert SanPedro, 2<sup>nd</sup> LaTasha McDonald. All in favor, none opposed. Minutes approved.

The May minutes were also circulated to Board members prior to the meeting. Motion to approve the minutes as circulated-1<sup>st</sup>. Mike Nowak, 2<sup>nd</sup> Lola Torres. All in Favor, none opposed. Minutes approved.

- III. **Treasurer's report: Brenda Majdalani.** The monthly Balance Sheet and Profit and Loss Statements for May was circulated. May income was \$1,501.44. Expenses were reviewed and totaled \$6,394.499 See May Profit & Loss Statements available online. Balance sheet figures were also reviewed. See May Balance Sheets available online.

**Delinquent Account Review:** There are 22 properties that are still delinquent for 2020 dues. The Board is now charging a 5% late fee on all unpaid dues. The two largest properties in delinquency are 2939 Long View and 7702 Stone Hill. Paul Radon says that we can start foreclosure proceedings on these properties if desired. Brenda Majdalani suggested that we send one last letter outlining that legal action will be taken if payment arrangements are not made.

Paul Radon also advised the board that Cost Recovery fees are okay under Ohio law and our deed restrictions cite the statutory language. The Board just needs to give the affected owners notice of the delinquencies and/or violations. The Board cannot charge "fines," but we can recover "costs."

**Cost Charges:** Currently the Board has adopted a 3 letter process. The 1<sup>st</sup> letter is notice of the charge(s) and gives 30 days to cure. The 2<sup>nd</sup> letter also gives 30 days to cure. The 3<sup>rd</sup> letter comes from the HOA attorney. The charges billed for the 3<sup>rd</sup> letter include Erin's time charge (\$200), along with a 5% delinquency charge. The letter also includes an invoice for the unpaid charge, the 5% late fee, the charge for Erin's time, as well as a charge for the attorney fees. We can then foreclose on the

unpaid expense after the 3<sup>rd</sup> letter. The Board recommended advising owners of this possibility and the potential charges in the 1<sup>st</sup> letter.

IV. **DR Violation report:**

The Board discussed the following violations reported:

**3013 Indian Wells:** It was reported that there is a large commercial truck and business trailer still being kept overnight at this property. A letter was sent to the owner.

**7960 Quarry-**the unapproved white vinyl fence has been erected. The owner has been dodging service of the lawsuit that was filed. Also it was reported that there is a trailer in the driveway, as the owner is installing flooring, and the trailer is being used to store furniture. No action taken for now as to the trailer issue.

**2940 Quarry:** Neighborhood complaint previously received that the house, under construction, has no front yard grass and is all cement driveway. Contact was made with the Township about how, a home with **no greenspace**, was approved for construction. The Township reported that there was no minimum greenspace requirement. The only requirement is that the houses be 10 feet apart. The Board is still waiting for a detailed landscape plan.

Two members complained that the mailbox, a metal box and metal post, is not permitted under the deed restrictions. A letter, specifically drafted for this property will be sent to the owner.

**3122 Indian Springs, and 7667 Indian Springs:** Letters were sent for yard maintenance (yards not mowed). The situations have since been corrected.

**3245 Millstone:** Letter sent regarding yard needing to be mowed. The house is vacant and for sale. The situation has now been corrected. A potential buyer has contacted the Board regarding how long it takes to get approval for landscaping and home projects. President Walczak replied that the Board will look at any submissions promptly.

**7950 Quarry:** Lenhardt property- complaints continue about commercial trucks and equipment being housed at the property. The Board recommends that concerned owners call and/or email the Township. In reporting violations, the Board would like time and date stamped photographs of violations to be sent directly to Erin.

**2855 Quarry, 2845 Quarry & 2804 Back Bay-** were all sent letters regarding the need to remove weeds and debris at the pond edge. The situation **at 2845 Quarry** has now been corrected.

**3122 Quarry-** the ABC News truck has been removed from the property. The situation has now been resolved.

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

**7618 Indian Town-**request to enlarge patio. Motion to approve-1<sup>st</sup> Lola Torres, 2<sup>nd</sup> Brenda Majdalani. All in favor, none opposed. Project approved.

**3220 Quarry-** request to expand metal fence line around the Garden House. Motion to approve Mike Nowak, 2<sup>nd</sup> Robert SanPedro. All in favor none opposed. Project approved.

**Grounds Report/ Pond committee report: Lola Torres:**

**Placement of the Fountains:** Both fountains are in the water. They were installed by Torres landscaping since John Poggi was busy.

There was a question concerning whether the vinyl fencing has been replaced at the house on **Stone Quarry**. The owner was waiting for the weather to break. Lola will check on whether that project has been started yet.

**Fencing on Salisbury-**It was noted that there are 3 rails down. Lola will see that it is taken care of.

Lola is waiting to hear from Rachael Ray at Aqua Docs regarding pond treatments and fish. Lola will inquire about the advantages of blue water dye vs. black dye.

Lola also talked to Jones Fish concerning an estimate on pond treatment.

Lola reported that the **Pond Committee** met and makes the following recommendations to the Board:

1. Pond weeds and debris at the water's edge should be cleaned up 4 times a year- in April, June, August and October.
2. Mike will adjust the sprinklers at the main entrance for proper and efficient watering.
3. Fountains will be run 24/7 for the best water circulation.
4. Gully gate- the committee recommends that the Board install a gate to keep children from accessing the pond via the gully and to prevent access to the electrical box. Presently there is a lot of foot traffic by children in this area. Action to be taken to prevent potential liability.

**Motion for Board to pay for the gate & installation-** 1<sup>st</sup>. Mike Nowak, 2<sup>nd</sup> Luis Gandrilla/Wes Thomas. All in favor, none opposed. Motion approved. Lola will obtain quotes.

VI. **Welcome Committee: LaTasha McDonald.**

LaTasha reported that that 1 Welcome Basket was delivered this month at 7708 Stone Hill. Two other deliveries pending: 2846 Quarry & 2940 Quarry.

VII. **Old Business:**

1. **Ring Cameras at Entrances:** The Board discussed using Ring cameras at the entrances. Project to proceed at the main entrance for now. Remaining entrances to be installed at a later date. Robert SanPedro recommended that the main Guardhouse use wired power/internet access cameras.

The Board will start this project at the main entrance camera first, the Albon Road/Villa side will be next, in cooperation with the Villa HOA. The Estuary side will proceed after that.

2. **Garage Sale** has been scheduled **for July 16-18<sup>th</sup>**, given that the State is opening businesses up after the COVID-19 pandemic. Attendees will be advised in the newspaper ads to follow CDC guidelines.

Motion to approve- 1<sup>st</sup> Mike Nowak, 2<sup>nd</sup>-Brenda Majdalani. All in favor, none opposed.

3. **Quarry fireworks-** presently scheduled for July 11<sup>th</sup>.

**New Business: Violation process discussed.**

The Board discussed the violation process and whether an online violation form should be created for owners to fill out and submit directly to Erin. It was recommended that the form be set up such that it cannot be submitted unless the person fills in their name, address and contact information.

**Motion to Adjourn:** Lola Torres. 2<sup>nd</sup>- Robert SanPedro. All in favor. None opposed.  
Meeting adjourned at 8:33 p.m.

Respectfully submitted,

Brenda J. Majdalani  
Secretary/Treasurer SQHOA