

SQHOA meeting: Minutes of January 19, 2022: amended

In attendance: Brenda Majdalani, John Walczak, Todd Mitchell, Lola Torres, Wes Thomas and Frederick Brueshaber.

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

- I. **Homeowner's Forum:** Frederick Brueshaber presented his proposed garden house project for approval. Details of project discussed and the proposed landscaping.

Motion to Approve: John Walczak, 2nd Wes Thomas. All in favor, none opposed.

- II. **Secretary's Report: Brenda Majdalani.** The December meeting minutes were previously circulated to Board members prior to the meeting.

Voting to approve the minutes: 1st: Wes Thomas, 2nd Todd Mitchell. All in favor, none opposed.

- III. **Treasurer's report: Brenda Majdalani.** The monthly Balance Sheet and Profit and Loss Statements for December were circulated. December income and expense figures were reviewed. See December Profit and Loss statement and Balance sheet.

Delinquent Account Review: There are 4 properties still listed as delinquent for 2021 dues. McCallum property at 3619 Pebble Creek was recently paid.

Jaime Mandeville, 2939 Long View has not responded to any communications sent by the Board regarding delinquent dues.

Brenda will ask Erin to send out certified letters regarding collection to the remaining delinquent owners.

Motion to Approver Treasurer's Report: 1st- Lola Torres, 2nd Wes Thomas. All in favor, none opposed.

- IV. **DR Violation report:** See SmartWebs report.

President Walczak suggested that the Board name a person to train on the DR violation software, to assist Erin in reporting violations. Once a report is made, a letter is generated by the system. The Board is looking for a volunteer to handle this position. To test the idea out, the Board could start with a focus on garbage can violations, then expand to other areas of concern.

The Board also discussed the possibility of purchasing a radar sign to slow traffic down on Quarry and Longview Roads. The cost would be approximately \$4,000 for a rechargeable, battery operated sign. Lola also suggested the possibility of stalling speed bumps.

V. **ARC report:** Frederick Brueshaber Garden Shed- as discussed above. Project was approved.

VI. **Grounds/Pond Committee: (Mike Nowak absent).**

Main Entrance sign: The Board paid the contractor's deposit. We are waiting for the contractor to come out and brace the sign until spring. Lola will call the stone mason about coming out to do this.

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

VIII. **New Business:**

The Board discussed 2846 Quarry-the house on Quarry where the entire façade was replaced. No project was ever submitted for approval for this work, nor for the work on-going in the back yard. Reportedly the homeowner was installing a pool, but ran into difficulty with the project. One member would like to see a letter go out to the owner, about the need to get all such projects approved.

Two members, expressed concern also about the Roumaya residence on Quarry. Mr. Roumaya had promised to install an HOA approved mailbox and to install landscaping at the driveway entrance, along with Sunset Maple trees but has yet to do so. The Board discussed the possibility of sending out a letter concerning these projects. President Walczak will look for the prior letters that were exchanged regarding this matter.

It was also reported that Kasmani's, 7910 Quarry Road, appears to have footers dug in the backyard for some type of building. No project as yet has been presented.

(After the meeting it was learned that the work being done is indoors and that no outdoor project is involved).

IX. **Old Business:** None.

Motion to Adjourn: Wes Thomas. 2nd-Todd Mitchell. All in favor. None opposed.
Meeting adjourned at 8:31 p.m.

Respectfully submitted,

Brenda J. Majdalani
Secretary/Treasurer SQHOA