

**Minutes approved at the May 2023 meeting.**

**SQHOA meeting: Minutes of April 19, 2023:**

**In attendance:** Brenda Majdalani, John Walczak, Robert SanPedro, Jaimie Cabrera, Lola Torres, Mike Nowak, Rebecca Wiklendt, Kris Long, Roxann Peckham, Luis Gandarilla, and Wesley Thomas.

Meeting called to order at 7:03 p.m.

- I. **Secretary's Report: Brenda Majdalani.** The March minutes were reviewed. Motion to accept minutes-1<sup>st</sup> Mike Nowak. 2<sup>nd</sup> Robert San Pedro. All in favor, none opposed.
- II. **Treasurer's report: Brenda Majdalani.** The monthly Balance Sheet and Profit and Loss Statements for March were circulated. March income and expense figures were reviewed. See March Profit and Loss statement and Balance sheet.

**Delinquent Account Review:** Dues invoices for 2023 have been sent out. There are 58 delinquent accounts. 5 homeowners have paid all but the \$45 increase. Some payments are still being received.

Motion to Approve Treasurer's Reports: 1<sup>st</sup>- Mike Nowak , 2<sup>nd</sup> Wes Thomas. All in favor, none opposed.

**DR Violation report:**

1. It was noted that no violations have been entered by the property manager in 2 months.
  2. Discussion about 2930 Quarry, where in the backyard there appears to be a L shaped wall. A Board member reported that after the removal of some bushes, the wall can now be seen and that it had been in place previously. No action taken.
- III. **ARC Requests:** The following ARC request received and was approved by email:
- Jeff & Linda Bouton, 7712 Lonetree. Landscaping request for backyard.  
Approved by: Brenda Majdalani, Rebecca Wiklendt, Lola Torres, Jaimie Cabrera, and Robert SanPedro.

Charles & Carrie Butler, 2845 Quarry. Pergola project. Approved by: Jaimie Cabrera, Rebecca Wiklendt, Brenda Majdalani, Mike Nowak and Lola Torres.

Cullen Plocek, 7650 Stone Hill Ct, Tree removal from front yard. Approved by: Robert San Pedro, Jaimie Cabrera, Mike Nowak, Rebecca Wiklendt, Lola Torres and Brenda Majdalani.

Kemunto Moses, 7657 Stone Hill Ct., Split rail fence project. Approved by: Rebecca Wiklendt, Brenda Majdalani, Lola Torres, Robert SanPedro, Mike Nowak, and Wes Thomas.

Linda and Lisa Bloomquist, 7718 Lonetree Ct., sunroom addition project. Approved by Brenda Majdalani, Robert SanPedro, Wes Thomas, Mike Nowak, and Lola Torres.

Brian and Nina Plumadore, 7648 Indian Town, painting (same colors). Approved by: Robert SanPedro, Brenda Majdalani, Lola Torres, Mike Nowak and Wes Thomas.

Dustin & Jessie Hamilton, 7638 Indian Town. Split rail fence project. Approved by: Brenda Majdalani, Lola Torres, Mike Nowak, \*\*\*\*. (note John- these are the only votes I received. If you have more please enter them.)

2756 Back Bay, Deck project presented at the meeting. Motion to approve: Mike Nowak, 2<sup>nd</sup> Robert San Pedro. All in favor, none opposed.

Lola Torres- Quarry Road, request presented at the meeting to move some arborvitae trees. Motion to approve: Mike Nowak, 2<sup>nd</sup> Brenda Majdalani. All in favor, none opposed.

**IV. Grounds/Pond Committee: Luis Gandarilla/Lola Torres.**

Lola reported on the Pepper Ridge cul de sac planting project. She stated that the recommendation is for a hydrangea tree. Best time to plant is fall. Robert SanPedro suggested the landscaper use a water bag at the time of planting.

The Board approved \$600-800 for purchase and planting. Lola will contact Earl Murry and Mr. McKnight who previously volunteered to assist with watering any new planting.

Robert SanPedro noted that there are patches of dead grass on the main entrance islands. They appear to be caused by insects and he suggested that the HOA may need to pay for insect control.

Irrigation: has yet to be opened.

Electrical: The electrician Jim was out to check out the lack of power to main sign. He believes the problem is with the cable running under the road, which is not encased on conduit.

Feedback on Northwest Landscaping: They mowed and trimmed and mulched all the islands.

Pond: The fountains are in place. There will be a pond clean up in the next few weeks. It was noted that there are two cottonwoods that have eroded into the pond at the far end. The HOA does not own this property, so gaining access is an issue.

**V. Welcome Committee: Lola Torres:**

No deliveries of baskets/welcome packets this month but it was noted that 7717 Pilgrims Landing was recently sold to Holly Roumaya. A Welcome Basket will be sent to her when she moves in to the home in May. Kris Long volunteered to assist Lola with this committee. Discussion on whether volunteers should be trustees for insurance purposes. Brenda will contact Erin to ask about what and whom our insurance policy covers.

**VI. New Business:** The annual Garage Sale will be held June 22-24<sup>th</sup> from 9 a.m. to 5 p.m.

Motion to hold a picnic this year: Lola Torres, 2<sup>nd</sup> Luis Gandarilla, In favor: Robert SanPedro, Jaimie Cabrera, Lola Torres, Mike Nowak, Rebecca Wiklendt, Luis Gandarilla, and Wesley Thomas. Opposed John Walczak and Brenda Majdalani.

Motion to set a \$5,000 budget from savings for the picnic. 1st. Mike Nowak, 2<sup>nd</sup> Luis Gandarilla. Vote to approve budget: Robert SanPedro, Jaimie Cabrera, Lola Torres, Mike Nowak, Rebecca Wiklendt, Luis Gandarilla, and Wesley Thomas. Opposed Brenda Majdalani and John Walczak.

Discussion on whether or not to serve liquor and the need to obtain a liquor liability policy. Date proposed Aug. 26, 2023 from 4 pm to 8 pm. Picnic Committee: Lola Torres, Kris Long, Mike Nowak and Jaimie Cabrera.

**VII. Old Business:** none.

**VIII. Homeowners Forum:** Kris Long and Roxann Peckham. The homeowners presented concerns about the Milton home and one other home on Longview where the

landscaping was removed and nothing but stone remains. Kris asserted that when she built her home she was told by the builder that the HOA **required** a certain package of landscaping. She states that she has a letter from Nicole Reese, then president of the HOA to that effect. Since the Board is not aware of any such letter, she said she will obtain a copy from the builder and provide a copy to the Board. Kris states that since the Board has taken no action to require Milton's to put in landscaping she wants the Board to pay her \$1,500, or give her 5 years with no dues. She says she will sue the Board if her request is not met.

The Board stated that the Deed restrictions do not state any particular landscaping which is required. The Board shared the letter that was sent to Milton residence August 1, 2022 which suggested the owner consider some plantings. In 2022, the Milton family had stated that they removed the bushes and landscaping due to concerns about insects and insect stings. If grass is growing through the stone, as Kris stated, the Board can send a letter about that problem.

Kris suggested that the Board start a Violations committee and offered to volunteer, but not as a trustee, to assist with identifying DR violations..

The Board discussed its prior enforcement of deed restriction violations. The Board sued the owner of 7960 Quarry Rd (illegal fence). That matter is still pending

Kris raised other concerns about mailbox violations not being listed in the minutes for the past few months. It was noted that the Board and Erin generally do not expect work on mailbox repairs to be done over the winter. The Board expects that with warmer weather coming, Erin will once again note these violations on her monthly visits.

Kris also stated that the minutes from October to December 2022 do not reflect the election results. Brenda will check on this.

Kris also complained that older minutes from prior years (ex. 2013, 2014) are vague. Since those minutes were approved by previous Boards, and a different Secretary, nothing can be done to correct this issue.

Kris also discussed her concern about the removal of trees by Karen Bates, on Longview. The Board discussed the letters previously sent to the Bates residence. The Board authorized a \$3,000 budget for attorney Paul Radon to handle this matter. Motion to approve: Robert SanPedro, 2<sup>nd</sup> Wes Thomas. All in favor, none opposed.

**Motion to Adjourn:** 1<sup>st</sup> Robert Nowak, 2<sup>nd</sup> Lola Torres. All in favor, none opposed.  
Meeting adjourned.

Meeting adjourned at 8:50 p.m.

Respectfully submitted,

Brenda J. Majdalani  
Secretary/Treasurer SQHOA