

Salisbury Quarry HOA Annual Meeting
Monclova Community Center, Metzger Meeting Room
November 15, 2023 @ 7:00 PM

Meeting was called to order by Mike Nowak, President, at 7:05 pm.

Board members present: Mike Nowak (President), Lola Torres (Vice President), Laurie Acuncius (Treasurer), Jaime Cabrera, and Wes Thomas; no members absent; a quorum was present to conduct business.

Homeowners present: Jenni & Tim Siefert, Lisa Nowak, Brent Buehrer, John Walczak, Rebecca Wiklendt, Parnella Baul, John-Michael Smith, Andrew Acuncius, Jeff Czerwinski, Gilberto Ruiz, Linda Ruiz, Bill Barrow, Kris Long, William Bates, Karen Bates, Paula Stempak, Richard J. McKnight, Earl Murry, Jennifer Thomas, Christine Ohm

Homeowners represented by proxy: Ricardo & Barbara King, Theresa Anderson, Carrie & Charlie Butler, Erle & Carol Jackson, Tara Dzienny, Abigail Lewis

Old business:

- Minutes for the October 17, 2023 meeting were approved at a special meeting held on November 10, 2023. Refer to the October meeting minutes to review this information.
- Parnella Baul, homeowner, asked Michael Nowak, President, why she still had not received a response to her emails (three total) requesting access to the SQHOA financial records. Michael stated he contacted Paul Radon (SQHOA Attorney) and Paul advised him to not allow access, citing Ohio Revised Code (ORC) 5312.07 B.2.C., which pertains to exceptions which include pending legal issues, agreements containing confidential information, etc. Mike stated that he was not allowing Parnella to have access to the SQHOA financial records based on this advice from legal counsel.

Parnella indicated under ORC 5312.07 A., “any homeowner may examine and copy the books, records, and minutes” (see full code ORC 5312.07). Further, the Code of Regulations of the SQHOA under Article IV 4.1.L. provides additional details on the rights of homeowners to financial records. Therefore, any homeowner may request and is entitled to review the financial records of the SQHOA (see Code of Regulations/Bylaws).

Financial Update:

None given. October financials are posted on the SQHOA website.

Election business:

It was communicated to homeowners the Trustee terms of Mike Nowak and Wes Thomas have expired. It was communicated to homeowners the terms of Lola Torres, Jaime Cabrera, and Laurie Acuncius are to expire in 2024 and as such they will continue as Trustees for the next year. The SQHOA allows for nine trustee positions; therefore, six positions were open. It was questioned if Lola Torres had another year

on her Trustee term. The October 2021 minutes were consulted, and she was not listed as a Trustee whose position would be ending in 2021. Therefore, the Board agreed her trustee position began in 2022 and she would have one more year on her term. It was noted that Trustees must be elected, not agree to serve terms, which is what has been happening for a number of years, including 2022.

The following homeowners were nominated for Trustee positions and given two minutes to speak and another two minutes to answer questions:

- William Barrow
- Karen Bates
- Parnella Baul
- Mike Nowak
- John-Michael Smith
- John Walczak
- Rebecca Wiklendt

Candidate qualifications and desire to serve:

John-Michael Smith stated has lived in the neighborhood for 8 years. He is people oriented. He tries to understand the problems and help find compromises by being a good mediator.

Karen Bates stated that she lived in the neighborhood for 14 years. During those 14 years, she had served on the SQHOA board in the position of Secretary for 3 years. She is running again because she cares about our neighborhood and is concerned about property values.

John Walczak stated he was a past president on the board. He saw many short comings that need to be address and changed. He stated better use of the SmartWebs program we currently use for violations and architectural requests. He stated the HOA is currently only using a part of this program and not to its fullest ability. He also talked about the Quarry's website and its need to be used better.

Parnella Baul stated that she was here to help the neighbors. She is a CPA and the October meeting she brought forth issues she felt would help keep us from legal problems. She, like other neighbors, want to know where our money is spent.

Rebecca Wiklendt stated she has lived in the Quarry for 8 ½ years. She has experience in Accounting and IT (computer information and technology) and controls audits. We need to have procedures and processes in place. We need committees and more help. Each position should have a manual for the position. Also, the Code of Regulations were created years ago due to a requirement of the State of Ohio, and they need to be updated.

Bill Barrow stated his experience on the board in the past. The board needed to work on spending which he felt was out of control.

Mike Nowak stated he has 14 years on the board. His many years on the board there was a lack of interest from the homeowners, and he continued in different positions to keep from going into

receivership. He is a person that tries to do his very best because he cares about this community. He wants everyone to be able to work together.

Homeowner questions to the candidates:

John-Michael Smith was asked about his education. John-Michael gave his educational background and career experience to enhance his qualifications.

Karen Bates was asked about her education. She stated that she did not have a degree but that would not stop her from doing her best to help in our neighborhood.

John Walczak was asked why he resigned in August 2023. He replied that he felt there was too much negativity.

Parnella Baul was asked about a letter she gave the board asking for financial paperwork. She stated that again, she wanted to know where the money was being spent. She could not go to one source and find out this information and per Code of Regulations, it should be in one source available to the homeowners.

Rebecca Wiklendt was asked what the first thing would do. She replied we need to develop a strategy for the future of the board and then proceed accordingly. The website was not good and she would work with John to get it functional and user friendly. She mentioned a need for documentation.

Bill Barrow continued to speak about his qualification/reasons during his question time. He stated that Karen Bates as previous secretary left the HOA in great shape, and it has been downhill since.

Mike Nowak was asked about all his years on the board. Maybe it was time to step down. He again stated that he cares about what happens in our neighborhood and that is why he continues to stay.

Homeowners wanting to vote were compared to the (Annual Dues) Delinquency Report dated 11/15/2023 (see attached) provided by Erin Osstifin, Remax, and it was determined votes from Richard McKnight and Abigail Lewis would not be permitted per Code of Regulations Article II – Membership and Voting Rights, Section 2.3 Revocation of Voting Rights. A discussion ensued regarding Mr. McKnight's account delinquency. Mr. McKnight indicated he contested the \$45 increase in the membership dues and until it was proven to him the increase was valid per the Code of Regulations, he did not pay the \$45 increase portion. Once he was satisfied with the increase justification, he paid the increase to the Association Board at the August 2023 meeting. However, this left his account with a late charge of \$2.25, dated May 18, 2023. It was questioned if this homeowner had been notified about the late charge in the form of a letter because Dr. Murry indicated he did not pay a late fee or receive a letter indicating one was assessed to his account. This question was deferred to John Walczak, who was the President at the time. He stated the late charge should be dismissed based on historical precedence. The President and Vice President discussed the fact we were in an Annual Meeting and not a monthly membership meeting and therefore the board could not dismiss the charges. This homeowner was told he could vote and his vote would be held until we could talk to Erin, our property manager, and ask if letters for the late

charges do in fact go out to the homeowners. Parnella Baul offered to pay Mr. McKnight's \$2.25 fee and was told this would not be allowed by Mike Nowak. Mr. McKnight left without voting.

Votes were collected, counted twice, and reported by the following homeowners: Jeff Czerwinski, Earl Murry, and Lisa Nowak. Based on the results, the following six homeowners were elected to two-year Trustee terms (2023-2025):

- Karen Bates (15 votes)
- Parnella Baul (12 votes)
- Mike Nowak (17 votes)
- John-Michael Smith (18 votes)
- John Walczak (9 votes)
- Rebecca Wiklendt (14 votes)

At this time, Laurie Acuncius and Jaime Cabrera tendered their written resignations.

The remaining seven Trustees went into private session to elect Officer positions and the following Trustees were voted unanimously to the following positions:

- John-Michael Smith, President
- John Walczak, Vice President
- Parnella Baul, Treasurer
- Rebecca Wiklendt, Secretary

At this time, Lola Torres tendered her written resignation.

To summarize, the SQHOA Board for the 2023-2024 term consists of the following six members:

- John-Michael Smith, President
- John Walczak, Vice President
- Parnella Baul, Treasurer
- Rebecca Wiklendt, Secretary
- Karen Bates, Trustee
- Mike Nowak, Trustee

(Every Trustee position above will expire in 2025. Officer positions will be voted again in 2024.)

New business:

Resignations submitted by Laurie Acuncius, Jaime Cabrera, and Lola Torres were received by Rebecca Wiklendt, Secretary, and accepted by the Board.

The Board met to bring everyone up to speed with current business and talk a bit about goals going forward. Discussion was had around transitioning former Board members out and new Board members in, as well as facilitating preparation of the budget for the December meeting. No motions were proposed and no actions or votes were taken during this time.

The next meeting is scheduled on December 20, 2023 @ 7:00 pm.

Meeting was adjourned at 10:00 pm by John-Michael Smith.

Respectfully submitted,

Rebecca Wiklendt, SQHOA Secretary

Approved by the SQHOA Board 12/20/2023

Delinquency (Detail)

Property: Salisbury Quarry HA
Current tenants as of 11/15/23

Tenant Name	Acc	Unit	Unit Type	Charge	Date	Amount
Salisbury Quarry HA						
Abele, Kiel	3451	PR-3221	SFH	Association Fee	1/1/23	295.00
				Late Charge	5/18/23	14.75
						309.75
Bandalaria, Alexander & Emma	1357	PR-3241	SFH	Late Charge	5/18/23	14.75
						14.75
						295.00
Bell, Marlene	1346	M-3225	SFH	Association Fee	1/1/23	295.00
				Late Charge	5/18/23	14.75
						309.75
Biekert, William	2686	Q-3205	SFH	Association Fee	1/1/23	295.00
				Late Charge	5/18/23	14.75
						309.75
Burney, Calvin & Tashila	3864	SQ-3221	SFH	Association Fee	1/1/23	45.00
				Late Charge	5/18/23	2.25
						47.25
Davis, Ivory	1472	L-7724	SFH	Late Charge	5/18/23	14.75
						14.75
						295.00
Distefano, Michael & Christina	4077	BB-2932	SFH	Association Fee	1/1/23	295.00
				Late Charge	5/18/23	14.75
						309.75
Doyle, William & Danielle	2389	IW-3024	SFH	Association Fee	1/1/23	45.00
				Late Charge	5/18/23	2.25
						47.25
Elliott, John & Christine	1355	M-3237	SFH	Association Fee	1/1/23	295.00
				Late Charge	5/18/23	14.75
						309.75
Eward (Stieben), Leigh Anne	1439	SH-7702	SFH	Association Fee	1/1/22	250.00
				Late Charge	5/13/22	12.50
				Cost Recovery	11/14/22	200.00
				Association Fee	1/1/23	295.00
				Late Charge	5/18/23	14.75
						772.25
Frisinger, Eric & Alisa	3054	Q-7940	SFH	Late Charge	6/7/21	12.50
				Cost Recovery	11/19/21	200.00
				Late Charge	5/13/22	12.50
				Association Fee	1/1/23	45.00
				Late Charge	5/18/23	2.25
						272.25
Jones, James & Joan	1535	BB-2854	SFH	Late Charge	5/18/23	14.75
						14.75
Kaczala, Zachary	2115	LV-2765	SFH	Late Charge	5/18/23	14.75
						14.75
Keller, Gerald & Joye	3686	L-7663	SFH	Late Charge	5/18/23	14.75
						14.75
Kilgore, III, Clifton	3696	IT-7628	SFH	Late Charge	6/5/20	12.50
				Cost Recovery	10/29/20	200.00
				Association Fee	1/1/21	250.00
				Late Charge	6/7/21	12.50
				Cost Recovery	11/19/21	200.00
				Association Fee	1/1/22	250.00
				Late Charge	5/13/22	12.50
				Association Fee	1/1/23	295.00
		Late Charge	5/18/23	14.75		
						1,247.25
Lewis, Godfrey & Abigail	3372	BB-2855	SFH	Association Fee	1/1/23	295.00
				Late Charge	5/18/23	14.75

Tenant Name	Acc	Unit	Unit Type	Charge	Date	Amount
Louisville Title Agency NW Ohio	1499	Q-7960	SFH	Late Charge	5/18/23	309.75
						14.75
Mandeville, Jamie	1277	LV-2939	SFH	Association Fee	1/1/20	103.00
				Late Charge	1/1/20	66.40
				Late Charge	6/5/20	12.50
				Cost Recovery	10/29/20	200.00
				Association Fee	1/1/21	250.00
				Late Charge	6/7/21	12.50
				Cost Recovery	11/19/21	200.00
				Association Fee	1/1/22	250.00
				Association Fee	1/1/23	295.00
						1,389.40
Mattei, Paul & Robin	2598	BB-2906	SFH	Association Fee	1/1/19	250.00
				Cost Recovery	11/26/19	200.00
				Association Fee	1/1/20	250.00
				Late Charge	1/1/20	22.50
				Late Charge	6/5/20	12.50
				Cost Recovery	10/29/20	200.00
				Association Fee	1/1/21	250.00
				Late Charge	6/7/21	12.50
				Cost Recovery	11/19/21	200.00
				Association Fee	1/1/22	250.00
				Late Charge	5/13/22	12.50
				Cost Recovery	11/14/22	200.00
				Association Fee	1/1/23	295.00
				Late Charge	5/18/23	14.75
						2,169.75
McKnight, Richard & Josephine	1369	PR-3261	SFH	Late Charge	5/18/23	2.25
						2.25
Murry, Sr., Earl	1364	PR-3254	SFH	Late Charge	5/18/23	2.25
						2.25
Nti-Addae, Akwasi & Erin	3858	SR-7647	SFH	Association Fee	1/1/23	5.00
				Late Charge	5/18/23	0.25
						5.25
Palicki, Sebastian & Kylee	2696	PL-7639	SFH	Association Fee	1/1/23	295.00
				Late Charge	5/18/23	14.75
						309.75
Roumaya, Johnathan	3056	Q-2940	SFH	Association Fee	1/1/23	295.00
				Late Charge	5/18/23	14.75
						309.75
Steele, Jr., Earney	2685	IT-7668	SFH	Late Charge	5/18/23	4.75
						4.75
Stierwalt, Dawn	1262	Q-3016	SFH	Association Fee	1/1/23	45.00
				Late Charge	5/18/23	2.25
						47.25
Swift, Benjamin & Bethany	1689	IS-7632	SFH	Late Charge	5/18/23	14.75
						14.75
Taylor, Corey	1817	SR-7728	SFH	Association Fee	1/1/22	250.00
				Late Charge	5/13/22	12.50
				Cost Recovery	11/14/22	200.00
				Association Fee	1/1/23	295.00
				Late Charge	5/18/23	14.75
						772.25
Walsh, Jimmie & Gail	1398	PL-7648	SFH	Association Fee	1/1/22	250.00
				Late Charge	5/13/22	12.50
				Cost Recovery	11/14/22	200.00
				Association Fee	1/1/23	295.00
				Late Charge	5/18/23	14.75
						772.25

Total Delinquent for Property: 10,132.90

Report Summary

Detail	Value
Tenants:	29
Percent Delinquent:	9.60%
Delinquent Amount:	10,132.90

2023 Salisbury Quorum Homeowners Annual Association Meeting November 15, 2023

Homeowner's Name	Address
Janni + Tim Siefert	2756 Back Bay Dr.
Lisa Nowak	2748 Back Bay Dr.
Christ Dubler	3249 Pepper Ridge Dr.
John Watson	2824 Baker Park Dr.
Rebecca W. Keenott	2920 Quarry Pl
Barbara B. Burt	3000 Pigeon Ridge Dr.
John Michael Smith	2881 Common Dr.
Andrew Annunzio	2824 Long View
Jeff Czerninski	2856 Long View Dr.
Gilberto Ruiz	3238 Stone Quarry Blvd.
Linda King	3238 Stone Quarry Blvd.
Paul Bassano	3050 Indian Wells Ct.
Lane Cohen	2657 Indian Springs
Wesley Thomas	2824 Back Bay
Kim Longy	2751 Long View
William L. Baker	2706 Long View Dr.
Karen K. Batts	2706 Long View Dr.
Tina Venturi	7648 LONETREE CT.
Ryanne J. McKinnis	3261 BERRYWOOD DR.
Scott Flanagan	3054 PIPPER RIDGE DR.
Lane Cohen	
John Torrey	
Mike Nowak	