

SQHOA Meeting Minutes

Call to order.

A monthly meeting of the SQHOA was held on March 20, 2024 at the Monclova Community Center. It began at 7:05 pm and was presided over by John-Michael Smith with Rebecca Wiklendt as Secretary.

Attendees:

Voting members in attendance: John-Michael Smith (President), John Walczak (VP), Parnella Baul (Treasurer), Rebecca Wiklendt (Secretary) – Quorum present to conduct business

Guests in attendance: None

Members not in attendance: Michael Nowak (Trustee)

Approval of minutes

A motion to approve the minutes of the January 17, 2024 monthly meeting was made by Parnella, 2nd by John-Michael. The motion to approve the minutes from the previous meeting was passed.

A motion to approve the minutes of the February 8, 2024 Special Meeting was made by Parnella, 2nd by John-Michael. The motion to approve the minutes from the previous meeting was passed.

Officer's Reports

The Financial Report was presented by Parnella Baul.

The Delinquency Report was presented by Parnella Baul.

Other reports

There was no DR Violation Report this month.

The ARC Requests were presented by John Walczak.

- 2824 Back Bay Dr – John & Janis Walczak: Patio pavilion install request
 - Approved by: John-Michael Smith, Rebecca Wiklendt; John Walczak and Parnella Baul abstained
- 3012 Rockledge Ct – Christopher Moden: Sunroom and covered patio addition
 - Approved by: John-Michael Smith, John Walczak, Rebecca Wiklendt; Parnella Baul abstained
- 7647 Lonetree Ct – CarlAnn Stiles: Sunroom addition
 - Approved by: John-Michael Smith, John Walczak, Rebecca Wiklendt; Parnella Baul abstained
- 3235 Quarry Rd – Andrew Decker: Siding replacement

- Approved by: John-Michael Smith, John Walczak, Rebecca Wiklendt; Parnella Baul abstained

The Grounds/Pond Committee Report was presented by John-Michael Smith.

- Working on getting landscape bids for the 2024 season.
- Jones Fish installed the fountains in the pond for the season. Jones Fish has been contracted to treat the pond for algae this year.
- A proposal was received from AquaDoc for a pond study. This study will provide the Board with a current assessment of the pond, as well as necessary requirements to keep the pond healthy going forward. These areas include, but may not be limited to, aeration, chemical treatment, fish stocking, and dredging.

Old Business

- Damage collection for 7960 Quarry fence lawsuit
 - Lawsuit final; SQHOA owed \$15,100
 - Status update: John-Michael will reach out to Paul Radon regarding payment collection.
- Rent Manager Software
 - Parnella working with Erin Osstifin to get access to our data in order to demo the software. Rebecca Wiklendt will help with this going forward.
- Change from Cash Basis to Accrual Basis accounting
 - Going well, just taking time to work everything out

New Business:

- SQHOA 2023 taxes have been signed by John-Michael for submission.
- Beginning in March, quarterly statements will be sent to homeowners who have not paid their assessments. Interest will be charged beginning in March, per the SQHOA Fee Statement.

Homeowners Forum:

Nothing requested for this meeting.

Main motions

John Michael moved to approve a pond study to be performed by AquaDoc in late May/early June, 2nd by Parnella. The motion carried with all in favor.

Announcements

- The next regularly scheduled meeting will be May 15, 2024
- SQHOA 2024 Garage Sale: June 20, 21, 22

Adjournment

John-Michael moved that the meeting be adjourned, and this was agreed upon at 8:50 pm.

A handwritten signature in black ink that reads "Rebecca Wiklendt". The signature is written in a cursive style with a large, prominent initial "R".

Rebecca Wiklendt, SQHOA Secretary

Date of approval: May 15, 2024

MARCH 20

John WALLZAK 2824 BACK BAY DR

John Michael Smith 2861 Long View Dr

Rebecca Wiklendt 2920 Quarry Rd

Pamella PAUL 3260 Pepper Ridge Dr.