

Salisbury Quarry Meeting Minutes

December 1, 2010

Attendees: Mike Nowak, Deb Parr, Ann Stump, Karen Bates, Claudia Szczechowski

Guest Resident: Ed Plocek

Meeting was called to order

Treasurers Report:

- a. We don't have any figures to share at this time. Remax is sorting through the paperwork they received from Gerdenich which is an unorganized mess. There is a lot of activity going on at this time for the changeover process as they continue to sort through the paperwork. We are trying to work through the billing records which seem to have some discrepancies.
- b. A bill was submitted for \$1800 for Attorney services provided for letters to violators ,phone conversations ,e-mails etc.

Deeds and Restrictions:

- a. We need to retrieve any information Chuck has pertaining to committee business to keep for our records since he is no longer on the board.
- b. 7930 Quarry is redoing their back patio and have not submitted their plans as required by the HOA architectural committee for approval. They have already been notified of this fact and have not responded at this time.

Welcoming Committee:

We will need to keep track of new residents moving in now that Chuck will not be providing us with that information. We will watch the real estate transfers in the Blade.

- a. New resident at 3255 Stone Quarry
- b. New resident at 3245 Stone Quarry
- c. New resident at 7650 Stone Hill Ct.

Web site update:

- a. Webcaster's will be submitting a bill for their services as we are in the final stages of designing our new website. Once it has been completed, they will then receive a monthly payment of \$50 there after.
- b. Some changes are still being made to finalize our site like creating a new password to gain access to our financial information and adding a search option but that will be an additional charge. We are looking into doing surveys online and offering forms for requests to make architectural changes to properties such as decks ,patios etc.

Remax changeover:

- a. The delinquency letters were mailed out which has generated several calls from irate

residents disputing their charges which are being looked into. We have managed to receive a few payments and arranged a couple of payment plans.

Erin is having problems getting payment histories from Gerdenich and what information she has received may not be accurate. Until we get the correct information we cannot proceed with the legal collection process at this time but she is gaining ground and we hope to be able to proceed soon.

A couple of letters have been returned unopened due to the properties being empty and are for sale. We will attempt to contact the Realtors who carry the listings and notify them of the issue and it would be in their best interest to notify the homeowners. We will be forced to put a lien on the property if the dues are not caught up and could hold up the future sale.

b. Annual statements will be mailed out soon and we would like a few notes included in the statements.

1. We would like residents to include their phone numbers and e-mail address so we can update our records.
2. If you care about your community we ask that you please attend the monthly meetings the first Wednesday of every month at 7pm at the Monclova community center.
3. New website should be up and running by Christmas.

Grounds Committee:

- a. The contract for snow removal will be signed with Pro Edge so they can continue providing they're services.
- b. Shawn from Aqua Pond will be paying to repair the damaged sprinkler line at Pocket Park that they had cut accidentally first, come Spring before we renew their contract for 2011.
- c. We will get a few estimates and one will be with Crothers Irrigation which was suggested to us by guest resident Ed Plocek.

Street Light:

The conduit has been laid for the electrical and now a request has been put in to Toledo Edison to install the post and light fixture so we can get the light working.

Change of Legal Council:

It has been brought to our attention by Remax that since we have changed our legal council it has to be documented with the courts with a special form and it will cost \$25 to have it recorded. We have already submitted the form to Remax and it will be mailed out with the check.

Filing of Nonprofit Taxes:

Ann will contact Remax to obtain the paperwork needed to file taxes for the last 3yrs. Since the changeover, we have discovered that they have not been filed as most of us board members are fairly new and were not aware of this . We will also have to pay penalties for every year they were not filed and we do not know that amount at this time.

Adopt a Family:

A Family has been chosen through Waite High School for our annual Christmas

adoption. Flyers will be delivered to residents in the next few days notifying them that we are now accepting donations.

Christmas decorations for entry:

Inventory was taken in the guardhouse to see what we had for decorating the entrance. The wreaths were in need of a makeover , new bows and bulbs were added and some new lights also, to those not working. We purchased 3 new sets of ice cycle lights to go around the roof line of the guard shack because of several sets not working. We were pleased with the final result and hope that everyone enjoys them as much as we do.

New Business:

Resignation of Chuck Ference:

Chuck has resigned from his positions on the Architectural, Grounds and Deeds and Restrictions committees. Chuck has served on the board for the past 3 years and we would like to thank him for his committed service and wish him well.

Lots for sale on Lonetree Court:

We are looking into whether or not there are lots for sale on Lonetree to be sold with a specific homes to be built on them. There are no signs up at this time but it was brought to our attention by a realtor that lives here who sent us the listings with sketched drawings of the homes to be built. The homes have not been approved by our Architectural committee. The lots in question are delinquent in dues possibly by 2yrs. This would mean that we need to take action quickly on placing liens on the lots to insure we collect the dues on them.

New Mission Statement:

We have chosen to change our mission statement to better describe our board members as a Team: “Act as agents for the greater good of all members of our community, to enhance and protect the quality of life, aesthetic values and financial well being of our neighborhood.”

Meeting Adjourned
8:50pm