

SQHOA meeting: Minutes of March 2018

In attendance: Brenda Majdalani, John Walczak, Wes Thomas, Michael Nowak, Nicole Reece. Meeting called to order at 7:00 p.m.

- I. **Homeowner's Forum:** No homeowners other than Board members present.
- II. **Secretary's Report:** The February minutes were circulated to Board members prior to the meeting. Only change noted was correction of the date from February 2017 to February 2018. Motion to approve the minutes as circulated-Mike Nowak; Second Nicole Reece. All in favor, none opposed. Minutes approved.
- III. **Treasurer's report: Nicole Reece.** The monthly Balance Sheet and Profit and Loss Statement were circulated. The Board had \$20,649.91 of net income in the month of February. Expenses totaled \$5,975.09. Of that amount \$4934.22 was incurred for landscaping expenses, \$159.98 for utilities, \$246.25 for postage/copy expenses, \$106.72 Welcome Committee expenses, \$50.00 Miscellaneous/Meeting expenses, and \$477.92 for management expenses. See February 2018 Profit & Loss Statement. Balance sheet figures were also reviewed. See February 2018 balance Sheet.
 - I. **Delinquent Account Review:** The Board discussed the current delinquencies in the payment of dues. Erin invoices delinquent accounts on a monthly basis. There were 66 delinquent accounts. Motion to accept both the Financial report and the Delinquency report: Mike Nowak, 2nd Wes Thomas. All in favor, none opposed.
 - II. **Deed Restriction violations:** The Board discussed the monthly list of reported Deed Restriction violations. Brenda Majdalani expressed that the Board needs to receive a report that has new and on-going violations and not just the "forever" list. Nicole Reece discussed the possibility that the Board could acquire some compliance software that could track the percentage of compliance improvement. Also discussed was the cost of such a program and who would pay for it- the Board or ReMax? The Board discussed the need to conduct further research into this area and to find out what software is available that can monitor deed restriction violations and financial delinquencies.
Mike Nowak asked if there was another property management company that could monitor both deed restriction violations and account delinquencies for the Board,

who would then report directly to the Board. Board President John Walczak will contact Erin to set up a meeting with her and Board members to brainstorm enforcement ideas and to discuss what software capabilities ReMax has in this regard.

- III. **Architectural Report-** Ben Krasner via email: Two pending projects were discussed:
1. Ceglio project-3062 Indian Springs. The requested project includes removal a tree in the SW corner of the back yard; a roof replacement of the same style to match the existing roof color as much as possible, the addition of 24 inches of additional driveway width near the garage entry door, and replacement of the split-rail fence with the same style and material as the present fence. Motion to approve- Mike Nowak, 2nd Nicole Reece. All in favor, none opposed.
 2. Project at 7910 Quarry- the project request includes the addition of a swing set with play house; and the installation of a hedge along the back property line- 5 feet off the water. Installation of the hedge coincides with the removal of the previously discussed temporary fencing. But no specific detail was provided by the homeowner as to the exact placement of the play set. The Board assumes that placement is in the backyard, and up closer to the house as opposed closer to the water's edge. The Board expressed that it would approve the play set, but tabled formal acceptance until further information concerning the type of hedge proposed, provision of a drawing of the landscape proposed showing location of its placement, how tall it would be etc. Concern was expressed that the hedge not violate the DR restriction against blocking property owners' views of the water. The Board recommended limiting the height of the hedge to no more than 3 ft.
- IV. **Grounds Report-Mike Nowak** for Lola Torres- Mike reported that timers for the lights at the Quarry entrance were not timed correctly and require adjustment. Concern was expressed that the photo eyes may be going bad. Mike expressed willingness to contact an electrician to get the photo eyes checked. It was also noted that certain street lights in the neighborhood are also not working. Motion to authorize Mike to contact an electrician concerning repair of the photo eyes and to contact Toledo Edison concerning the street lights –Brenda Majdalani , 2nd Wes Thomas. All in favor. Motion passed with none opposed. Mike Nowak volunteered to also check and replace the batteries in the cameras at the Quarry entrance.
- V. **Old Business:** The Board discussed the Gully Settlement- the proposal is awaiting the signatures of the respective homeowners. The parties were on vacation and/or out of the country at the time of the meeting.

Springfield Township placed a no dumping sign on the lot on Quarry Road.

The annual garage sale is scheduled for May 3-5, 2018, 9 to 5 p.m. New mesh signs for the sale have been acquired.

The Reece family was featured on the cover of the January issue of Quarry magazine. Mary Sweeny is looking for families who wish to be featured on future issues.

The annual picnic is scheduled for August 5, 2018. Post cards for the event are being prepared.

Motion to adjourn- 1st Mike Nowak. 2nd Nicole Reece. All in favor. None opposed. The meeting adjourned, by unanimous decision, at 8:08 p.m.

Respectfully submitted,

Brenda J. Majdalani
Secretary SQHOA