

SQHOA meeting: Minutes of April 2018

In attendance by conference call: Brenda Majdalani, John Walczak, Wes Thomas, LeTasha McDonald, Michael Nowak, Lola Torres, Nicole Reece. Meeting called to order at 7:05 p.m.

- I. **Homeowner's Forum:** No homeowners other than Board members present.
- II. **Secretary's Report:** The March minutes were circulated to Board members prior to the meeting. 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 \$5378.52 of net income in the month of March. Expenses totaled \$3020.75. Of that amount \$1553.78 was incurred for landscaping expenses, \$155.65 for utilities, \$257.40 snow removal, \$96 for postage/copy expenses, legal/professional fees \$180.00, management fees \$477.92. See March 2018 Profit & Loss Statement. Balance sheet figures were also reviewed. See March 2018 balance Sheet.
 - I. **Delinquent Account Review:** The Board discussed the current delinquencies in the payment of dues. There are still quite a few delinquencies outstanding. A reminder to pay was placed on the Nextdoor message Board. Second dues statements will be mailed out soon. Motion to accept both the Financial report and the Delinquency report: Brenda Majdalani, 2nd Wes Thomas. All in favor, none opposed.
 - II. **Architectural Report-** Ben Krasner: Pending projects were discussed:
 1. 2948 Back Bay. The requested project includes addition of a fence that ties into the fence of the neighboring property. The Board recommended approval with assurance that the fence will be split rail fence that matches the material already in use, if not the homeowner will need to reapply.
 2. 2934 Long View- the project includes removal of an existing deck and replacing with patio and the addition of a play set in the western half of the yard. Unanimously approved by Board, with none opposed.

3. 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. In February, 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. The Board recommended limiting the height of the hedge to no more than 3 ft. The Board will contact the homeowner to meet face to face and to discuss signing the settlement agreement regarding the Gully project as well as touch base concerning the specifics of the hedge and swing set project and get further details. The Board conditionally approved the hedge and swing set project provided that the hedges would be maintained to be no more than 3 ft high. Some concern was expressed about the homeowner's dog and whether or not the dog would get through the hedging and get loose. Project conditionally approved upon specific information being provided as to location of swing set and type of hedge to be installed.

Motion to conditionally approve: Brenda Majdalani

Second: Mike Nowak. All in favor, none opposed.

4. 3019 Rockledge-project request of 3/10/18. Project to fence the remainder of the back yard with split rail fencing.

Motion to approve: Brenda Majdalani

Second: Mike Nowak. All in favor, none opposed.

5. 2824 Back Bay- project is for installation of a pool and surrounding fencing.

Motion to approve: Brenda Majdalani

Second: Mike Nowak. All in favor, none opposed.

6. Stone installation: Finally the Board is strongly recommending that all homeowners on the water lots, place stone around the water edge of the property lines to help prevent erosion and muckiness of the water.

III. **Grounds Report-Mike Nowak & Lola Torres-** Mike reported that timers for the lights at the Quarry entrance were now timed correctly and the photo eyes were replaced by the electrician. It was also noted that certain street lights in the neighborhood are also not working. Mike went around and identified those poles with non-working street lights and reported those to Toledo Edison. Mike Nowak also replaced batteries in the cameras at the Quarry subdivision entrances.

IV. **Old Business:** The Board discussed the Gully Settlement- the proposal is awaiting the signatures of the respective homeowners. The Lucas County Engineer stated that they will monitor the project when it begins.

Lola, Mike, John & Nicole will contact them homeowners to set up a meeting to discuss the gully project & settlement agreement. All members were in favor of agreeing to a 48 hour approval of the swing set & hedge project if agreement can be reached on the gully issue.

Motion to adjourn- 1st Brenda Majdalani 2nd Mike Nowak. All in favor. None opposed.

The meeting adjourned, by unanimous decision, at 8:08 p.m.

Respectfully submitted,

Brenda J. Majdalani
Secretary SQHOA