

Salisbury Quarry Homeowners Association Board of Trustee Meeting

June 6, 2018 7:00 pm at the Monclova Township Community Center, Metzger's Meeting Room, 8115 Monclova Road Monclova, Ohio.

In attendance: John Walczak, Mike Nowak, Laurie Acuncius, Nicole Reece, Lola Torres. No additional residents in attendance.

The meeting was called to order at 7PM with a majority of trustees in attendance. The May 2018 meeting minutes were approved as posted.

Nicole reviewed the financial reports as prepared by Erin Oststifin and they were approved by the board. Delinquencies were reviewed, and we will put a final message on NextDoor for delinquencies.

We have determined that our assets do have addresses:

100 Stone Quarry – The main Entrance Gate House

7924 Quarry. Electric for pond at Pocket Park

2919 Quarry. Pocket Park itself.

Ben Krasner sent the current Architectural requests for review by the board of trustees.

- Nicole Reece, 7668 Sioux Ridge Drive – Patio expansion for hot tub and additional landscape plantings.
- Kim & Ed Meiring, 3224 Stone Quarry Blvd – 10X14 Pergola and update existing pool area.
- Olivia Dacre, 3045 Indian Springs Road – Covered patio, fire pit and hot tub.
- Lola Torres, 7930 Quarry Rd – Covered patio, swimming pool and fence, fireplace, outdoor cook center including pizza oven and built in grill.

The board of trustees approved all the submitted projects.

Lola Torres gave a grounds report including the status of the water pipe repair at the Stone Quarry Blvd entrance. Sprinkler lines at the entrance are being repaired and should be completed 6/8. Approx. cost \$600-\$800. Possible reasons, there seems to be issues in that area with the amount of very heavy construction truck traffic on the road. No preventative measures will seem to help avoid the problem. Construction in the subdivision is about over so if in fact this is the cause it will be a non issue.

Then the status of the pond maintenance by our new vendor John Poggi. The lack of circulation provided by the second fountain has impacted water quality. John Poggi has provided several treatments this spring to keep the water acceptable. Last year John Poggi reviewed the recommendation by Otterbien consultants to add additional aeration through the use of additional fountains in the pond. We are currently accessing the costs of adding an additional fountain in the North East corner of the Pond. Mike Nowak has volunteered access through his property for the electrical hookup, so we are getting cost estimates and John Poggi is holding a used fountain previously used at Dana Corporation for us. We are considering a two-year implantation plan with perhaps the electrical work this year and the fountain installation next year.

Lola then reviewed the gully hazard repair status at 7910/7930 Quarry Road. All the excavating and drain pipe extension work has been completed within budget. The next step is reinstalling the electrical lines.

Additional follow up Friday after the meeting: We did have an unexpected electrical repair issue as the existing wiring didn't pass inspection due to the wiring being "dry rotted" the long existing electrical panel box also didn't pass inspection as it had excessive corrosion and wasn't the correct box for the application. Then the Edison power panel out at the transformer between the two driveways at 7910 Quarry was damaged during construction of that home and had to be replaced. We were successful negotiating with Toledo Edison that they cover the cost of that replacement using the argument that the damage should have been found out during the inspection phase of that construction and they relented, and Toledo Edison covered the cost of that panel. Now we are awaiting re-inspection. The additional electrical repairs will put us out of budget by approximately \$2,800.

7960 Quarry Road Empty Lot – We received an estimate from Pro Edge of \$3,700 for cleaning and cutting and then Round Up treating the nuisance lot after no response was received from the owner via the trust holder Louisville Title. We have received several complaints and dumping continues even though the township installed a no dumping sign. We have received a much lower estimate, but liability concerns were brought up as this second bid was from a local farmer. We are exploring the signing of a liability waver.

The current deed restriction violation report provided by Erin Osstifin was reviewed and permission to follow up with letters was given to Erin.

Annual Picnic Update. The picnic will be Sunday Aug 5th in pocket park from 1-5pm, a BBQ lunch will be provided by Prokbelly BBQ. Kids entertainment by Bouncy Things. We will provide pop and water and the event is BYO adult beverage. We kindly ask that rsvp sent to nreece10@gmail.com. Please provide the number of attendees over 12 & under (infants not included in RSVP) this is for the food order. We also kindly ask that only those residents living in the Quarry attend. Exceptions are made for grandchildren.