

SQHOA meeting: Minutes of February 6, 2019

In attendance: Brenda Majdalani, John Walczak, Laurie Acumcius, Mike Nowak, Alex Bandelas, and Ben Krasner.

Meeting called to order at 7:01 p.m.

- I. **Homeowner's Forum:** Alex Bandelas present. Discussion concerned the condition of the fence along Salisbury Road and the homeowner's concern about same.
- II. **Secretary's Report:** The December minutes were circulated to Board members prior to the meeting. There was no January meeting. Motion to approve the minutes as circulated-Mike Nowak. All in favor, none opposed. Minutes approved.
- III. **Treasurer's report: Brenda Majdalani.** The monthly Profit and Loss statement was circulated prior to Board members prior to the meeting. There is \$38,397.35 in checking, and \$28,645.48 in savings. Income received for December was \$357.30. Income received for January was \$ 39,875.00. Total expenses for December totaled \$8,194.17. Total expenses for January to date totaled \$9, 143.64. See December 2018 Profit & Loss Statement available online. Balance sheet figures were also reviewed. See December 2018 Balance Sheet available online. Motion to accept financial report, 1st- Mike Nowak. Second- Ben Krasner. All in favor, none opposed.

Delinquent Account Review: Skipped since yearly dues are in the process of being collected.

2019 Budget: President John Walczak:

SQHOA had some carry over funding from last year: \$7,665.61. Of that amount \$1,856 will be transferred to the Savings/Emergency Fund. Specific line items within the budget were also discussed. See 2019 Budget. Motion to approve line items on the Budget-1st-Mike Nowak, Second-Brenda Majdalani. All in favor, none opposed.

IV. **Architectural Report- Ben Krasner:**

There were two lots with building requests.

3164 Quarry- Das residence. Architectural drawings for the construction were reviewed. Conditionally approved by the Board based on drawings received thus far. More information to be received in future regarding landscaping, building colors etc.

Motion to approve 1st- Brenda Majdalani, Second-Mike Nowak. All in favor, none opposed.

7704 Pilgrims Landing-New roof project & landscape modification- tree removal. Project includes roof replacement and removal of a spruce tree. Motion to approve 1st- Mike Nowak, Second- Brenda Majdalani. All in favor, none opposed.

7960 Quarry Rd: Louisville Title property:

It appears that someone is beginning to build on this lot. To date no architectural approvals have been submitted for this build. A certified letter to the lot owner was sent regarding the recurring problem of non-payment of dues and non-payment of lot cleanup costs. The Board received word through attorney Paul Radon that the owners were not happy with the lot clean-up/dues settlement offer made by the Board. Negotiation through the parties' lawyers is continuing.

2953 Quarry- parking nuisance: The Board discussed the ongoing parking nuisance at this address. The white van that has been parked in front of the home has not moved in months and appears to have expired tags. Discussion was had concerning calling the Sheriff's Department to report it.

V. **Grounds Report- Lola Torres:** absent-report via email with President Walczak.

Pine trees west of the Quarry entrance: The pine trees west of the Quarry Road entrance appear to be dying. John Poggi believes that this is due to Scotch blight. Tony at ProEdge will have someone at TruGreen take a look at the trees when the weather improves. No cutting will be done for now pending professional recommendations.

3252 Millstone Ct.: The homeowner at this address appears to be dumping large amounts of dog feces over the fence which prevented access to some of the scheduled weed and tree trimming. The Board discussed sending a letter to the owner regarding "no outside composting."

Entrance lighting: The lights at the Quarry entrance are not working consistently. It appears that rain shorts out the breakers. One of the lanterns on the gatehouse is out and has a "guts" problem. Discussion was had about replacing the 4 modules with LED lights and replacing the breaker.

Power Drop for New Fountain: Project is on hold due to weather and the mud at the location.

Cul de Sacs: The Board further discussed possible enhancement/updating the cul de sacs in 2019. Estimates and options to be obtained from Tony at ProEdge.

VI. Old Business:

DR Enforcement software: The Board discussed the SmartWebs enforcement software designed for smart phones and/or tablets. Erin is learning the new software. Arrangements will be made for Ben Krasner to get a demo of the Architectural aspect of the new software.

Annual Garage sale: Dates will be May 30, 31 and June 1st. The time will be 9 to 5 pm. This is the weekend after Memorial Day.

Discussion-closed session-concerning Alex Baldelas' fencing dispute with the Board.

Welcoming Committee: La Tesha McDonald-Absent. No report.

Motion to adjourn: 1st- Ben Krasner, 2d- Mike Nowak. All in favor, none opposed.

The meeting adjourned, by unanimous decision, at 8:25 p.m.

Respectfully submitted,

Brenda J. Majdalani
Secretary/Treasurer SQHOA