

## **SQHOA meeting: Minutes of March 6, 2019**

**In attendance:** Brenda Majdalani, John Walczak, Laurie Acumcius, Mike Nowak, Andrew Acuncius, Nicole Reece, Robert SanPedro, Lola Torres, LaTasha McDonald and Wes Thomas.

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

- I. **Homeowner's Forum:** Robert SanPedro in attendance. Nothing was discussed.
- II. **Secretary's Report:** The February minutes were circulated to Board members prior to the meeting. Motion to approve the minutes as circulated-Mike Nowak. Second- Wes Thomas. 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 \$53,647.59 in checking, and \$28,653.92 in savings. Income received for February \$17,625.00. Total expenses for February totaled \$2,374.66. See February 2019 Profit & Loss Statement available online. Balance sheet figures were also reviewed. See February 2019 Balance Sheet available online. The HOA's tax return was filed by the accountant. The HOA had no tax liability. Motion to accept financial report, 1<sup>st</sup>- Mike Nowak. Second- Wes Thomas. All in favor, none opposed.

**Delinquent Account Review:** 73 accounts are currently unpaid. The Board has been focused on resolving the dues owed at 7960 Quarry since a home is now being built there. Total owed on that property is \$8,967.44. Of that amount \$900 are leins, \$3,028 are prior leins for a total of \$3,928 in leins.

The Board has been attempting to negotiate a settlement through legal counsel. The counter offer they presented was to pay \$5000 plus \$250 in fees for a total of \$5250. We would have to pay our own legal fees. The owner would agree to pay HOA dues going forward and to maintain the property in future.

They provided the Board with an exterior sketch of the home, but no details on materials used, colors, landscape etc. However, the owner has indicated that they will not submit plans for approval and will not listen to the Board since the build has already begun and the plans construction finalized. Ben Krasner was going to look at what was already submitted to see if this was something the Board would likely approve based on what was provided.

Some concern was discussed regarding whether or not the DRs for that Plat require a side load or courtyard garage instead of a front facing garage as the structure is currently being built.

The Board discussed making 1 more final counteroffer (and the terms of same) and consideration of legal proceedings against the parties if an agreement cannot be reached soon.

**Motion to respond with final counteroffer:** 1st- Nicole Reece, 2<sup>nd</sup>-LaTasha McDonald. In favor- Brenda Majdalani, John Walczak, Laurie Acumcius, Andrew Acuncius, Nicole Reece, Robert SanPedro, Lola Torres, LaTasha McDonald and Wes Thomas. Opposed Mike Nowak. Motion passed.

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

**3164 Quarry-** The status of this build is not known at the present time. The owner, however, did submit plans to the Board previously. The Board previously conditionally approved the plan pending further additional information as the build progresses.

V. **Grounds Report- Lola Torres:**

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

**Entrance lighting:** The lights at the Quarry entrance are still 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 all 4 light modules and replacing the breaker. Lola will contact the electrician to schedule this work.

**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.

**Fencing:** The previous wind storm blew some fence rails out. The rails were placed back into position.

**VI. Old Business:**

**Reimbursement Request of Alex Bandelas:** The Board discussed the homeowner's request that he have the next 3 years of dues forgiven in return for having replaced fencing in 2012-2013. The Board expressed concern about the request since the Board would need receipts for the work done and the amounts that the homeowner paid, and the homeowner does not have any documentation regarding the work done, amount paid or the dates when the work was completed. Research will be done to see if the 2012 minutes reflect any Board authorization for the work. Matter tabled for this reason until next month.

**Monthly Meetings:** The Board discussed the possibility of moving the monthly meetings to the middle of the month, so that complete and final financial documents can be reviewed prior to the meeting. At present the Board receives an interim financial report, prior to the meeting. Research will be conducted to see if the DR's or the Regulations require the meeting to be held on the first Wednesday of the month, or if the meeting schedule can be changed.

**Welcoming Committee: La Tesha McDonald** No report.

**Motion to adjourn:** 1<sup>st</sup>- Mike Nowak, 2d- Wes Thomas. All in favor, none opposed.

The meeting adjourned, by unanimous decision, at 8:35 p.m.

Respectfully submitted,

Brenda J. Majdalani  
Secretary/Treasurer SQHOA