

## **SQHOA meeting: Minutes of April 3, 2019**

**In attendance:** Brenda Majdalani, Laurie Acuncius, Mike Nowak, Lola Torres, Ben Krasner and LaTasha McDonald.

Meeting called to order at 7:07 p.m.

- I. **Homeowner's Forum:** No homeowners present. Nothing was discussed.
- II. **Secretary's Report:** The March minutes were circulated to Board members prior to the meeting. One amendment was made to reflect LaTasha's attendance at that meeting. Motion to approve the minutes as amended-LaTasha McDonald. Second- Lola Torres. 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 \$56,115.43 in checking, and \$28,661.61 in savings. Income received in March totaled \$5,000.00. Total expenses for March totaled \$2,532.16. See March 2019 Profit & Loss Statement available online. Balance sheet figures were also reviewed. See March 2019 Balance Sheet available online. Motion to accept financial report, 1<sup>st</sup>- Lola Torres. Second- Laurie Acuncius. All in favor, none opposed.

**Delinquent Account Review:** No change from last month. The Board has been focused on resolving the dues owed at 7960 Quarry since a home is now being built there.

### **7960 Quarry:**

The Board has been attempting to negotiate a settlement through legal counsel. The counter offer they previously 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. But the owner expressed their intention to ignore the deed restrictions and that they would not submit anything else for approval to the Board. The Board sent them a letter rejecting and rescinding all previous settlement offers. The owner was advised that the Board was prepared to file a Motion for a Restraining order against further construction if settlement cannot be reached. They countered with an offer of \$5,500 plus payment of \$250 for 2019 HOA dues. The Board voted on the offer. Votes in favor of accepting the offer: None. All in favor of rejecting the offer.

Motion by Brenda Majdalani to authorize President Walczak to have attorney Paul Radon proceed with filing a Motion for Restraining order. All in favor, none opposed. Motion carried.

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

Ben resigned his position as ARC Chair and his position as Trustee citing personal reasons. The Board thanked Ben for his years of dedication and service to the Board and the HOA.

**3964 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. We are awaiting the color and materials plans.

**2814 Back Bay:** Pool request. Pool to be fenced with an aluminum fence (inside the fenced backyard. Motion to Approve: LaTasha McDonald. 2nd- Brenda Majdalani. All in favor, none opposed.

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

**3252 Millstone Ct.:** The homeowner at this address was previously reported to be dumping large amounts of dog feces over the fence which prevented access to some of the scheduled weed and tree trimming. Inquiry will be made to Erin to see if a letter was sent out.

**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. The LED lights for the current lanterns are no longer being manufactured. Discussion was had about replacing the 4 lanterns. It will cost \$700 to replace the 4 lanterns and the electrical wiring. Lola will look into getting new lanterns with newer LED lighting.

**Fountain update:** Pond Committee held a meeting earlier in the week-John Walczak, John Pogee, Mike Nowak and Lola Torres were present.

**The Committee reported:** Ed Michaels has laid the electrical ground lines (Street to box). Mike is waiting for the filling in work to begin. After the trench is filled in, Ed will start the above ground work. The new fountain will be purchased from Dana with funds from the existing pond budget. We can get a 1 HP fountain, with lights, control panel and the wiring from Dana for about \$5,000 to \$6,000 according to John Pogee.

**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 tabled the discussion until next month when President Walczak will be present, since he has been working on this request. Matter tabled for this reason until next month.

Alex had additional fence damage from the recent wind storm due to branches falling on the fence. Repairs were already made by John Pogee to 2 sections of the fence.

**Welcoming Committee: La Tesha McDonald-** Baskets will be delivered to 2768 Long View and 7761 Sioux Ridge this coming week.

**Cul De Sacs:** The Board is waiting for Tony from ProEdge to give us an estimate with options for this project.

**Erin/SmartWebs software:** Erin is working on the new software and working to resolve glitches. She is working on getting it up and running. Discussion was had on what officers would have access to the program. Also it was suggested that Erin could be invited to address this topic at a future Board meeting.

**New Business:** The Board adopted a resolution that **anonymous Deed Restriction complaints will not be accepted.** If anyone wants to lodge a complaint they will need to identify themselves and/or their property address. Failure to do so will result in the complaint being dismissed. Motion to accept: LaTesha McDonald. 2nd Laurie Acuncius. All in favor, none opposed.

**Motion to adjourn:** 1<sup>st</sup>- Brenda Majdalani, 2d- Lola Torres. All in favor, none opposed.

The meeting adjourned, by unanimous decision, at 8:27 p.m.

Respectfully submitted,

Brenda J. Majdalani  
Secretary/Treasurer SQHOA