

SQHOA meeting: Minutes of August 21, 2019

In attendance: Brenda Majdalani, Laurie Acuncius, Andrew Acuncius, Mike Nowak, Lola Torres, John Walczak, and Robert SanPedro.

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

- I. **Homeowner's Forum:** Robert San Pedro present. Homeowner expressed security concerns. **The first concern was in regard to 2953 Quarry Rd.**, where the commercial van is consistently parked on the street. Another concern was in regard to the broken garage door (does not close fully), and there is a dead tree in the yard that has not been removed. The Board conveyed that while we are aware of the issues surrounding that property there is very little the HOA can do with respect to the van. Parking is regulated by the township and the HOA has no jurisdiction to enforce or prohibit parking. President Walczak stated that the garbage cans, which had been an issue, are now being stored in the garage. He stated that the Board has been in contact with the resident there and that the Board has been communicating with the owner with regard to neighborhood complaints.

A letter has been sent to the owner by the Board's attorney with regard to previous complaints. The next step is to send a follow up letter in 30 days if the issues remain unresolved. After that, an invoice for the attorney's costs will be sent to the owner. If not paid, a lein will be placed on the property for the costs.

The homeowner's second concern was in regard to intruders in the neighborhood. Mr. SanPedro asked if the Board had considered putting better cameras at the entrances. Concerns about upgrading the cameras include 1) that the Guardhouse is not heated in winter; and 2) there are multiple, alternate entrances into the neighborhood. Mr. SanPedro was asked by the Board to do some research into the various camera options and to report back the Board at a future meeting.

- II. **Secretary's Report:** The July minutes were circulated to Board members prior to the meeting. Motion to approve the minutes – Lola Torres. Second-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 \$44,848.65 in checking, and \$28,703.13 in savings. Income received in June totaled \$7,008.53. Expenses for July totaled \$5,653.71. See July 2019 Profit & Loss Statement available online. Balance sheet figures were also reviewed. See July 2019 Balance Sheet available online. Motion to accept financial report, 1st- Mike Nowak. 2nd- Lola Torres. All in favor, none opposed.

Dues Delinquencies: there are 8 properties still delinquent on 2019 dues.

7960 Quarry Rd.- this matter has been settled, and the funds received.

7702 Stone Hill Ct- this property has been delinquent since 2012. It is currently the largest delinquency, at \$2,478.00.

2939 LongView: This is the second largest delinquency, since 2014, at \$1,328.00.

John Poggi invoice: Just prior to the meeting, the Board received an invoice from John Poggi covering work completed on various jobs since June. The Board will ask him to bill the items separately for accounting purposes, before submitting them for payment.

IV. **DR violation report:** 1. The Board previously discussed the on-going issues at 2953 Quarry.

2. Marsha Enwright , Sioux Ridge, complained to the Board about tree debris in her yard from 2963 Sioux Ridge. This issue will be discussed with attorney Paul Radon, when he returns from a medical leave. In the meantime, the Board will recommend that she talk to her neighbor directly about resolving the issue.

3. Linda Keller, LoneTree: expressed a concern to the Board about **7657 Stone Hill Ct-** where the homeowner has painted their front door, trim and gutters "Promedica Green." The Board did not receive an ARC request for this project. Board members will drive by and report their opinions on the matter.

4. Kasmini Family, Quarry Rd: Has requested clarification from the Board on what they can do, regarding their fence, to keep out trespassers accessing the pond behind their property. Various options were discussed. The option, deemed best by the Board is to extend the split rail fencing down to the water line. Motion to approve this option: 1st- Mike Nowak; 2nd Laurie Acuncius. All in favor, none opposed.

V. **Architectural Report:**

7647 Pilgrim's Landing: Request from Jeffrey Russell, to paint the exterior gray.

Motion to approve: 1st- Mike Nowak. 2nd- Lola Torres. All in favor, none opposed.

3164 Quarry build: Builder has been receiving complaints about the length of this build. Builder did get a street sweeper to clean the dirt from the roadway. One complaint was received about dirt on the sidewalk. A Board member (Lola Torres) recently cleaned up foam material which had blown out of the dumpster during a rain storm. The dumpster has now been emptied. Framing has been started.

VI. **Grounds: Lola Torres.**

Entrance lighting: The lights at the main entrance are now working. Electrical lines and the photo eyes have been replaced.

A new lock has been installed at the Guardhouse. And file cabinets have been placed in the Guardhouse as well. Lola will see about having the bushes at the Guardhouse trimmed also.

Fountain update: The electrician says that we need to replace the non-working fountain. But he did not check the wires or the motor. Lola will call to see if we can locate someone to check the motor. There appears to be no continuity from the start of the wire at the box to the fountain. One possible solution might be to replace the wire and put it in conduit for protection.

Four arborvitae trees, that died, were replaced as part of this project.

The second fountain is wired up, and awaiting the final wiring to be installed. The final landscaping will done after that.

VII. **Old Business:**

Cul de Sac upgrades: the Board is still waiting for estimates and options on this proposed project.

New Business: The Board still looking for 1 or 2 new trustees. We need at least 1 person to replace retiring trustee Ben Krasner. Nominations will be made at the October meeting.

Welcoming Committee: La Tesha McDonald- absent. LaTasha reports that 4 baskets were purchased for delivery this month.

The meeting adjourned at 8:48 p.m.

Motion to adjourn-Brenda Majdalani, 2nd Mike Nowak. All in favor.

Respectfully submitted,

Brenda J. Majdalani
Secretary/Treasurer SQHOA