

## **SQHOA meeting: Minutes of October 16, 2019**

**In attendance:** Brenda Majdalani, Mike Nowak, John Walczak, Jan Walczak, Wes Thomas, Lola Torres, Nicole Reece, Robert SanPedro, Cynthia Wrap, George and Rosalie Strauss, Todd Mitchell, Jim Sayed, Glen Poitinger, and Laurie Acuncius.

Meeting called to order at 7:02 p.m.

- I. **Homeowner's Forum:** Cynthia Wrap was present. She just closed on her Quarry home today and was present at her first homeowner's meeting. Mr. and Mrs. Strauss, were also present and have lived in the Quarry since June of this year. Also present Jim Sayed, on behalf of his mother, the owner of 7960 Quarry Road. Jim is the builder of his mother's home.

Mr. Sayed was present to ask the Board to re-consider its denial of his mother's ARC request to allow a white, vinyl fence to be installed on the property. The Board previously denied the request as being non-harmonious with the current fencing in the neighborhood and as being contrary to the deed restrictions. Mr. Sayed stated that similar fencing has been installed outside of the Quarry on properties located on Stitt and Garden Roads. He presented the product brochure which stated that the product has a lifetime warranty, and which stated that the product is durable. He also had pictures of what the product looks like as installed on other properties. He also presented a sketch of where the fence would be installed on the property- which showed that a portion of the fence would be visible from the road, where the fence attaches to the house.

Board member Nicole Reece and others expressed concern that a white vinyl fence, while beautiful was not harmonious to fencing currently allowed in the Quarry. The bright white color would stand out, and would not be harmonious to the woods and grassy areas. Lola Torres expressed that the only other fencing the Board has allowed, other than split rail as being harmonious, is aluminum fencing-as that type of fencing is consistent with the aluminum fencing installed at the main entrance. Aluminum fencing has typically been used by homeowners who have in ground swimming pools.

The Board polled homeowners present at the meeting as to their feelings about allowing white vinyl fencing in the Quarry. Cynthia Wrap stated that the one reason she just bought a home in the Quarry was that she liked the fact that all of the fencing was consistent and not a hodge podge of different types. Nicole Reece stated that a white vinyl fence, while beautiful, would not be harmonious to the wooded areas, and that a split rail fence blends into such areas better.

Mr. and Mrs. Strauss also expressed concern that a white vinyl fence would not be harmonious with the fencing currently on properties in the neighborhood.

Todd Mitchell, a neighbor to 7960 Quarry stated that he had no objection to the fencing request.

The Board tabled a formal re-vote for now and stated that it would take a poll of neighbors to get more input. The Board emphasized that while it would poll other neighbors of the area, it still has the authority to accept or reject the project regardless of the poll.

II. **Secretary's Report: Brenda Majdalani.** The September minutes were circulated to Board members prior to the meeting. Motion to approve the minutes as circulated-Mike Nowak, Second- Laurie Acuncius. All in favor, none opposed. Minutes approved.

III. **Treasurer's report: Brenda Majdalani.** The monthly Balance Sheet and Profit and Loss Statement were circulated. September income was \$3.93 in interest. Expenses were reviewed and totaled \$11,114.94. See September 2018 Profit & Loss Statement available online. Balance sheet figures were also reviewed. See September 2018 Balance Sheet available online.

A bill from the Toledo Blade was received for advertising expenses for the fall garage sale. It will be sent to the property manager, Erin, for payment.

**Delinquent Account Review:** No change from last month. There are 5 properties that are delinquent. Two are repeat offenders since 2012. All affected properties will have leins sent out this month.

Motion to accept financial report- 1st Mike Nowak, 2<sup>nd</sup>- Lola Torres. All in favor, none opposed.

IV. **DR Violation report:**

There were 10 violations noted by Erin last month- mailboxes and garbage cans were recurring issues. All 10 properties had letters sent out.

V. **ARC report:** No projects reported.

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

The lights on the Quarry Road sign at the main entrance have been staying on since the photo eye is being affected by the bushes. The bushes will be scheduled for trimming which will resolve the issue.

**Pond Update:** The fountain will be coming out of the water soon. John Poggi will remove it. As for the non-working fountain it has been determined that the wiring from the box to the pond is probably in need of being re-run. John Walczak suggested pulling the current (working fountain) out and hooking it up to that line to see if the line or the fountain itself is the issue. It was determined that John Poggi will hook up the non-working fountain to the new 2<sup>nd</sup> fountain line that was just installed- to determine whether or not the fountain is the issue or the old line. If the old line is bad, then it will need to be re-done the same way the new second line was run over by Mike Nowak's property .

Motion to accept report -Mike Nowak, 2d- Wes Thomas - all in favor. None opposed.

VII. **Old Business:**

**Robert SanPedro** reported that he was gathering estimates for new security cameras at the entrances from Transtar.

VIII. **Welcome Committee: LaTasha McDonald:** absent.

LaTasha reported by email that additional baskets will be delivered this month.

**Trustee Elections:**

**Nominations:** Brenda Majdalani, Mike Nowak, Nicole Reece, Wes Thomas, Laurie Acuncius, Robert SanPedro, and Todd Mitchell.

All candidates approved with none opposed.

Close of business meeting: All in favor, none opposed.

**Close of Resident's Meeting.**

**Opening of October 2019 Trustee Meeting:**

**Nomination of Officers:**

Trustees agreed to resume the same offices as last year, with the exception of new trustee Robert SanPedro. All in favor, none opposed.

President: John Walczak

Vice President: Mike Nowak

Secretary/Treasurer- Brenda Majdalani

Grounds- Lola Torres

Welcome Committee- LaTasha McDonald.

ARC Committee: Robert San Pedro-nominated as Chairman-all in favor, none opposed.

Wes Thomas, Laurie Acuncius, Nicole Reece and Todd Mitchell- Trustees at Large.

The meeting adjourned, by unanimous decision, at 8:05 p.m.

Respectfully submitted,

Brenda J. Majdalani  
Secretary/Treasurer SQHOA