

SQHOA meeting: Minutes of July 15, 2020 - Posted to website subject to August 19 meeting approval.

In attendance: Brenda Majdalani, John Walczak, Robert SanPedro, Dave Lenhardt, George Strauss, Laurie Acuncius, LaTasha McDonald, and Lola Torres.

Meeting called to order at 7:05 p.m.

- I. **Homeowner's Forum:** Dave Lenhardt present and George Strauss. Issue discussed concerning unknown neighbor calls to Springfield Township and complaints to HOA about commercial activity and mechanical work/noises at the Lenhardt residence at 7950 Quarry. President Walczak stated that while Ohio parking laws do not allow for overnight parking of commercial vehicles in a residential neighborhood, Springfield township has no parking ordinances at all. The Board advised Mr. Lenhardt that we will keep in contact with him about complaints received, since there is little authority the HOA has concerning parking issues. Mr. Lenhardt stated that any neighbor with a concern is welcome to knock on his door to discuss any concern.

Mr. Strauss was present to inquire about Board approval of his deck project. See ARC section below.

- II. **Secretary's Report: Brenda Majdalani.** The June meeting minutes were circulated to Board members prior to the meeting. Motion to approve the minutes, 1st-Robert SanPedro, 2nd Lola Torres. All in favor, none opposed. Minutes approved.
- III. **Treasurer's report: Brenda Majdalani.** The monthly Balance Sheet and Profit and Loss Statements for June were circulated. June income was \$901.26. Expenses were reviewed and totaled \$2,653.76. See June Profit & Loss Statements available online. Balance sheet figures were also reviewed. See June Balance Sheets available online.

Delinquent Account Review: There are 19 properties that are still delinquent for 2020 dues. The 2 largest delinquent properties are 7702 Stone Hill and 2939 Long View.

Motion to accept Treasurer's Report-1st- Lola Torres; 2nd Robert SanPedro. All in favor, none opposed. Report accepted.

IV. **DR Violation report:**

The Board discussed the following violations reported:

The Board received a complaint and inquiry about Christmas lights being left up on a neighbor's home. However, there is nothing in the Deed Restrictions concerning Christmas lights. The Board will send a follow up letter to the inquiring homeowner.

3122 Indian Springs, and 7667 Indian Springs: Letters were sent for yard maintenance (yards not mowed). The situations have since been corrected.

3103 Indian Wells- Large commercial truck and trailer housed at the property. The homeowner was sent a letter.

3245 Millstone Ct- yard maintenance/mowing required. The lawn has since been mowed.

Das residence-3164 Quarry-The property is full of tall grass, weeds and construction debris. A letter will be sent to the builder.

V. **ARC report:** Robert SanPedro:

George Strauss residence: 2803 Long View- request to build a deck.

Motion to approve: 1st-Robert SanPedro; 2nd Lola Torres. All in favor, none opposed. Project approved.

7639 Pilgrim's Landing: Pool project, with concrete patio-approval tabled pending receipt of detailed information and a drawing of the project from the homeowner.

Camera project- Luis Gandarilla is still working on the camera project. He is currently on vacation and was unavailable for an updated report.

Grounds Report/ Pond committee report: Lola Torres:

Placement of the Fountains: All 3 fountains are in the water.

Aqua Ponds gave a quote of \$9000 for 4 pond treatments.

Lola also talked to **Jones Fish** (Fort Wayne, IN) concerning an estimate on pond treatment. Their quote was \$8,600 to \$8,800 for the same treatments that John Poggi currently provides to us.

Lola is still waiting for a quote from **Aqua Docs**. The board will gather and consider all these quotes for next year and will stick with John Poggi for the rest of this year.

The Pond Committee is currently in the process of obtaining quotes for the installation of a Dock at Pocket park for resident use.

Lola will also obtain quotes for adding more rock at the water's edge to keep down the weed growth.

VI. **Welcome Committee: LaTasha McDonald.**

LaTasha reported that that 2 Welcome Baskets were delivered this month at 2940 Quarry, and 7650 Sioux Ridge. Deliveries pending: 3429 Pepper Ridge.

VII. **Old Business:**

1. **Ring Cameras at Entrances:** -Luis Gandarilla absent. Tabled until next month. See above. We are waiting for a quote on the internet service for the project.

2. **Garage Sale is scheduled for July 16-18th.**

New Business: None.

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Motion to Adjourn: Robert SanPedro. 2nd- Laurie Acuncius. All in favor. None opposed. Meeting adjourned at 8:08 p.m.

Respectfully submitted,

Brenda J. Majdalani
Secretary/Treasurer SQHOA