

Preliminary Minutes (Before approval)

SQHOA meeting: Minutes of October 14, 2020: Brenda Majdalani, Laurie Acuncius, Andrew Acuncius, Lola Torres, John Walczak, Robert SanPedro, Todd Mitchell, Wes Thomas, and Latesha McDonald.

Meeting called to order at 7:00 p.m.

The association annual meeting was cancelled due to Covid-19 pandemic. The officers decided to cancel the meeting and all officers agreed to continue in their present positions for the coming year. Residents were given the opportunity to comment and ask questions online- none were received. Consequently, this month's meeting is only a regular trustee meeting.

- I. **Homeowner's Forum:** No residents present.

- II. **Secretary's Report: Brenda Majdalani.** The September meeting minutes were amended (to reflect that President Walczak was in attendance) and were circulated to Board members prior to the meeting. **Motion to accept:** LaTasha McDonald, 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 September were circulated. September income was \$2,635.68. Expenses were reviewed and totaled \$14, 617.17. See September Profit & Loss Statements available online. Balance sheet figures were also reviewed. See September Balance Sheets available online. Discussion was regarding the reason for the increased electric bills. It was noted that in September electric bills for August and September were paid, plus the fountains have been running all summer 24/7 to better circulate the water.

Delinquent Account Review: There are 6 properties that are still delinquent for 2020 dues. Four more properties have now paid, and there were lein releases for those properties: 7702 Stone Hill, 2906 Back Bay, 7640 Sioux Ridge, and 2939 Long View.

Motion to accept Treasurer's Report-1st- Wes Thomas 2nd Todd Mitchell. All in favor, none opposed. Report accepted.

Discussion was also held regarding Erin's monthly responsibilities and it was suggested that we invite her to a future meeting.

IV. DR Violation report: President Walczak would like someone to volunteer to coordinate the DR violations with Erin to help be her eyes and ears in the neighborhood.

A question was raised about the **house on Quarry** (next to the empty lot). They have removed all the siding in a renovation but no ARC plan has been submitted to the Board.

Discussion was also had regarding the “Rules and Regulations” previously passed by the Board in 2007- it was noted that these rules were not recorded and the HOA attorney has advised that they are likely not enforceable.

2940 Quarry: (Jon Roumaya owner). The Board discussed complaints received from neighbors regarding the mailbox, and the lack of landscaping. The Board previously sent a letter regarding the unapproved mailbox but received no reply.

V. ARC report: Robert SanPedro:

7725 Indian Town: new driveway addition project: Springfield Township does not require any permits for the driveway project. So despite complaints received that new addition appears likely run to the property line, there is no violation. The Mailbox is also to be relocated. The owner plans to add an egress window to the basement, and change the landscaping in the back and side yards. The request also includes a white plastic fence to hide the AC unit. The Board does not approve of any plastic fencing. And no drawing of the driveway plan was received. So the Board will ask for more information. Project tabled for now.

2953 Quarry: fence project: This split rail fence project was approved by email circulated among the Board prior to the meeting. Project approved.

2804 Back Bay: Karen Owens: Project-landscape update: Request to update the landscaping by replacing a tree close to foundation with a Dogwood tree further from the foundation, and adding new plants (per the drawing).

Motion to approve: 1st- Brenda Majdalani. All in favor, none opposed.

Bloomquist property: Plastic fence for dog training is still up in the yard. The Board previously gave the owner 90 days to remove it. The Board will send a letter regarding the need to remove it.

3122 Quarry: the metal fence addition: The metal fence is up but all the fencing is not all uniform color as the Board requested. A letter will be sent.

VI. Grounds Report/ Pond committee report: Lola Torres:

John Poggi will remove the fountains in the next 2 weeks. One more pond edge clean-up has been scheduled.

Grounds Committee wants to take inventory of the Christmas decorations, dispose of old unusable decor and to purchase new ones. Lola will get estimates on the cost to decorate the 2 large pine trees by the main entrance. Christmas Decorations budget of \$1,000 was suggested. Cost to decorate the trees will be separate. Motion to approve budget and project: 1st- Brenda Majdalani, 2nd Robert San Pedro. All in favor, none opposed.

VII. Welcome Committee: LaTasha McDonald.

LaTasha reported that that 4 Welcome Baskets were delivered this month, and 2 more are scheduled. Addresses delivered:

7758 Sioux Ridge

2748 Back Bay

3245 Millstone

7768 Sioux Ridge.

VIII. Old Business:

Lawsuit on property at 7960 Quarry Rd: The situation is reported to be heading towards litigation. The HOA attorneys have filed a Motion for Summary Judgment. The Motion is awaiting the homeowner's response.

IX. New Business: none.

Motion to Adjourn: Brenda Majdalani, 2nd Lola Torres. All in favor. None opposed. Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Brenda J. Majdalani
Secretary/Treasurer SQHOA