

SQHOA meeting: Minutes of April 21, 2021:

In attendance: Brenda Majdalani, LaTasha McDonald, John Walczak, Robert SanPedro, Wes Thomas, Laurie Acuncius, Lola Torres, Todd Mitchell, Wes Thomas and Mike Nowak.

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

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

- II. **Secretary's Report: Brenda Majdalani.** The March meeting minutes were circulated to Board members prior to the meeting. **Motion to accept:** Mike Nowak, 2nd-Laurie Acuncius. All in favor, none opposed. Minutes approved.

- III. **Treasurer's report: Brenda Majdalani.** The monthly Balance Sheet and Profit and Loss Statements for March were circulated. March income and expense figures were reviewed. Question was again raised as to why the water and sewer bill was high in February. After the meeting, Brenda checked with Erin who reported that the billing was a catch up billing after many months of estimated usage.

Motion to accept Treasurer's Report: Robert SanPedro. All in favor, none opposed. Report accepted.

Delinquent Account Review: There are 41 properties listed as delinquent for 2021 dues, however payments continue to come in. Brenda will contact Erin about sending out delinquency letters.

- IV. **DR Violation report:** See SmartWeb report. Discussion was had concerning how to allow residents to use the portal. President Walczak attempted to do this for a resident but was not successful. He will contact Smartwebs to ask about the proper procedure.

- V. **ARC report: Robert SanPedro:**
7717 Pilgrim's Landing: Covered porch request.

Motion to approve: Robert San Pedro, 2nd Wes Thomas. All in favor, none opposed.

2845 Quarry: John Walczak: Request to add 2 trees to the yard per the project details listed on SmartWebs.

Motion to Approve: Lola Torres. 2nd Mike Nowak. All in favor, none opposed.

2855 Quarry: Request for aluminum fence. Homeowner will be connecting fence to existing aluminum fencing by neighbors on either side.

Motion to Approve: Robert San Pedro. 2nd Mike Nowak. All in favor, none opposed.
Project Approved.

Projects approved by email:

7768 Sioux Ridge-play set request.

Per SmartWebs- not voted yet

3235 Quarry -Pool and patio request, Project for an in-ground pool and patio with pavers.

Votes to approve: Brenda Majdalani, John Walczak, LaTasha McDonald, Luis Gandarilla, Mike Nowak, Wes Thomas, Lola Torres. Project approved.

7639 Pilgrims Landing-home addition: homeowner requests approval of a home addition.

Plans submitted and reviewed. Votes to approve: Robert SanPedro, John Walczak, Mike Nowak, LaTasha McDonald, Brenda Majdalani, Lola Torres, Todd Mitchell and Laurie Acuncius.

Project approved.

7650 Sioux Ridge-split rail fence request- plan reviewed.

Voting for- Brenda Majdalani, Wes Thomas, John Walczak, Laurie Acuncius, Todd Mitchell, Mike Nowak. Project approved.

2940 Quarry- Landscape Project to add 2 Sunset maple trees;

Votes to approve: Brenda Majdalani. John Walczak, LaTasha McDonald, Todd Mitchell, Mike Nowak. Opposed: Lola Torres. Project approved.

7638 Indian Town-covered porch/patio

Votes to approve per submitted application: Brenda Majdalani, John Walczak, Robert San Pedro, Lola Torres, Mike Nowak, Laurie Acuncius. Project approved.

3214 Pepper Ridge-Fence request

Homeowner requesting a split rail fence. Votes to approve: Brenda Majdalani, Laurie Acuncius, John Walczak, Wes Thomas, Mike Nowak.

Project approved.

3245 Millstone: Request for split rail fence and stamped cement sidewalk.

Per the plan as submitted on Smartwebs, votes to approve:

Brenda Majdalani, John Walczak, Lola Torres, Robert San Pedro.

Project approved.

Grounds Report/ Pond committee report: Lola Torres:

Lola reported that the 3 fountains have been repaired and placed in the water. One fountain was modified with a side intake for shallower water. Pond treatments will be done from May through September. The first pond cleanup was also done.

It was also noted that the main entrance sign needs repair. The mortar needs repair in places and the gold lettering needs repainted. Lola will get estimates.

Mike Nowak suggested that we could put some lettering on the stone bench at Pocket Park. Lola will get an estimate for this also.

Lola suggested that the trees along Salisbury Road need trimming again. Wild bushes also need to be removed. Lola will get an estimate for this. Board unanimously approved a \$2,000 cap.

VI. Welcome Committee: LaTasha McDonald.

LaTasha reported that there were 5 deliveries this month:

7645 Indian Springs

2957 Long View

3009 Quarry

7647 Sioux Ridge

3221 Stone Quarry.

VII. Old Business:

A homeowner presented the Board with a number of pictures documenting things which they felt were DR violations. It was also reported that Lenhardt's property

again has commercial trucks in the driveway on a regular basis. The history of this is that when a complaint is made the problem is resolved but only for a day or two, then it resurfaces gain. Brenda will check prior minutes and message Erin with a history of this problem and request that she have attorney Paul Radon send a letter. Except for the Lenhardt property, Lola will contact Erin about sending letters to the affected homeowners.

- VIII. New Business:** Discussion over a recent court document filed in the litigation concerning 7960 Quarry fence which showed communication between Trustee Todd Mitchell and Mr. Sayed, the property owner. Information provided to President Walczak by the Board's attorneys indicated that a trustee provided the defense attorneys with a copy of meeting minutes from 2007. Also in that filing were copies of text messages between Trustee Mitchell and Mr. Sayed regarding the fence litigation. After Mr. Mitchell denied any breach of trustee confidentiality, the Board held a secret ballot vote of confidence regarding whether Trustee Mitchel should be removed as trustee. Votes were tallied by Brenda Majdalani with Lola Torres observing. Votes to Remove: 4, Voted to Retain: 5.

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

Respectfully submitted,

Brenda J. Majdalani
Secretary/Treasurer SQHOA