

**SQHOA meeting: Minutes of July 21, 2021:**

**In attendance:** John Walczak, Robert SanPedro, Laurie Acuncius, Lola Torres, Mike Nowak, Erin Osstifin.

Meeting called to order at 7:06 p.m.

- I. **Homeowner's Forum:** No residents present.
  - a. **Discussion on property management responsibilities by Erin Osstifin.**
    - i. Erin Osstifin described her duties as they pertain to violations and walked through the process. Trustees each had an opportunity to question her with their concerns if any. She invited them to email her with any questions as they come up. Erin felt The Quarry subdivision is more actively pursuing deed restriction violations than many of the other subdivisions she works with.
    - ii. She emphasized the need to avoid the appearance of selective enforcement, but felt we are cognizant of that in our HOA.
    - iii. Other duties such as accounting, accounts payable and association management were mentioned but not questioned further.
- II. **Secretary's Report: John Walczak.** The June 16 meeting minutes were circulated to Board members prior to the meeting. Mike moved to accept minutes as presented, Robert second. All in favor.
- III. **Treasurer's report: John Walczak.** The monthly Balance Sheet and Profit and Loss Statements for June were circulated previously via email. June income and expense figures were reviewed. See June Profit and Loss statement and June Balance sheet.

**Delinquent Account Review:** There are 12 properties listed as delinquent for 2021 dues. The 2 largest being 2939 Longview (\$2,044.40) and 7649 Pebble Creek (\$1,197.50).

- IV. **DR Violation report:** See SmartWebs report.

Robert SanPedro and Maria Torres started a discussion about the activity at 2846 Quarry Road that has been ongoing all year without contacting the HOA ARC or disclosing their plans. It was asked that Erin be asked the status of communications with the homeowner, trustees thought a letter was sent but will ask the secretary to follow up with Erin. Aries information shows the property was sold Feb 25, 2020 to Mark Murray, 2846 Quarry Road.

  - b. Maria Torres suggested violations be published so members see violations and that we are working them.

**Note:** The SmartWebs software has a resident portal that we would need to learn as each resident could log in and view violations. Someone would need to be trained on how to use and implement this feature.
- V. **ARC report: Robert SanPedro:**

No current requests outstanding.

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

- a. The status of the trees along Salisbury Road was discussed. There was a concern about the large seedlings that need to be cut and ongoing weed maintenance. Mike was asked to contact Tony at Pro Edge regarding their service responsibilities.
- b. The Sherwin-Williams paint company was contacted about the paint for the front monument sign lettering, and they said they have a paint that will not bleed through the granite. You need a sign painter with a steady hand. So far, no sign company contacted will engage. Discussion ensued and Lola will try contacting an artist about painting the letters.
- c. Mike brought up that the Pocket Park fountain lighting does not seem to work.
  - i. **Update:** July 22, 2021 – Jones Fish happened to be out for pond service and Lola asked them to check it out. A \$66 part was ordered for the control panel.

Motion to accept Grounds Report: Mike Nowak, 2<sup>nd</sup> Robert SanPedro. All in favor, none opposed.

**VII. Welcome Committee: LaTasha absent.** No new deliveries this month.

**Old Business: Update:** The attorney sent a certified letter to the Lenhardts regarding the commercial vehicles continuously parked at the home and the post office returned the certified mail to the Lehnhardts as “unclaimed.” Letter will be resent regular First Class Mail.

- a. Mike stated the Neighborhood garage sale has been extended to this weekend too because of the rain. July 23, 24.

**VIII. New Business:** Lola asked a question and a discussion pursued regarding the current Garden House Guidelines and that in her opinion they conflict with the deed restrictions in that the guidelines state lots on the pond or corners cannot have a Garden House, but the D&R says any lot can have one. She mentioned she is considering a request for approval for a garden house on her lot which is on the pond.

**IX.** Lola asked about having a HOA picnic this summer. Discussion was had by the trustees regarding pros and cons of one that includes alcoholic beverages being served along with food. Discussion pursued that in today’s world the liability of alcoholic beverages being served may be too great. John Walczak reminded all that at budget time after trustee discussion, a picnic was not budgeted for 2021 so funds would have to come from the emergency fund. Discussion then focused on the possibility of using a “food” truck. Trustees had positive comments on that idea. Maria Torres will gather more information on availability and costs.

**X.** John Walczak presented information to the trustees regarding solar panels. An email was received from a homeowner asking if they were allowed. A response was provided from the ARC stating that the deed restrictions don’t provide for solar panels, but the board of trustees will be discussing the issue at the next meeting. Our attorney was contacted regarding Ohio House Bill 20 that would regulate HOA restrictions of solar panels in a planned community. The bill was introduced in 2019 but due to COVID-19 delays the bill was not acted on. Discussion ensued suggesting the ARC table the matter awaiting a vote by the Ohio House. John Walczak suggested we formulate some

minimum standards in preparation for other requests. It was felt by several trustees including Mike that we wait for a formal request before working on guidelines as the Ohio House may pass something in the future that could contradict any guidelines.

**Motion to Adjourn:** Mike Nowak. 2<sup>nd</sup> Robert SanPedro. All in favor. None opposed. Meeting adjourned at 8:33 p.m.

Respectfully submitted,  
John Walczak for Brenda J. Majdalani Secretary/Treasurer SQHOA