

**SQHOA meeting: Minutes of September 15, 2021:**

**In attendance:** Brenda Majdalani, John Walczak, Laurie Acuncius, Lola Torres, Wes Thomas and Mike Nowak.

Meeting called to order at 7:01 p.m.

- I. **Homeowner's Forum:** No residents present.
- II. **Secretary's Report: Brenda Majdalani.** The July meeting minutes were previously circulated to Board members prior to the meeting and approved by email as amended.

Voting to approve the amended July minutes by previously by email:  
LaTasha McDonald, Mike Nowak, Lola Torres, Robert SanPedro, Wes Thomas.

The August meeting was cancelled. There are no minutes.

The ARC report was given as to the projects previously submitted and approved by email:

3225 Quarry-fence project.

-Approved by: Brenda Majdalani, Lola Torres, John Walczak, Laurie Acuncius, Mike Nowak, Robert SanPedro and LaTasha McDonald.

3008 Indian Wells-Pool project.

Approved by: Brenda Majdalani, John Walczak, Lola Torres, Laurie Acuncius, Wes Thomas and LaTasha McDonald.

7930 Quarry-Garden House request.

-Approved by: John Walczak, Brenda Majdalani, Laurie Acuncius, Todd Mitchell, Wes Thomas and Robert SanPedro.

**Motion to accept Secretary's Report:** Mike Nowak, 2<sup>nd</sup>-Wes Thomas. All in favor. None opposed. Motion carried. Minutes approved.

- III. **Treasurer's report: Brenda Majdalani.** The monthly Balance Sheet and Profit and Loss Statements for August were circulated. August income and expense figures were reviewed. See August Profit and Loss statement and August Balance sheet.

**Delinquent Account Review:** There are 11 properties still listed as delinquent for 2021 dues. Brenda will contact Erin and attorney Paul Radon about sending

collection letters out. Brenda will ask Erin if she has invoiced the other small accounts. Erin's delinquency report also noted 3 properties which owed only late fees. The Board previously decided to waive these fees. Brenda will ask Erin to remove these accounts.

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

Discussion was had concerning continued complaints about noise and activity at the Lenhardt's property. It was reported that work was still being done on commercial vehicles on the property. Discussion was had about how to document these reports. President Walczak will discuss the matter with attorney Radon.

**V. ARC report: Robert SanPedro (absent):**

No new requests this month.

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

The water line at the main gate, 18 inches underground was broken and has now been repaired. This was the same part of the water line which was previously repaired by an unknown contractor.

Discussion was had concerning updating the cul de sacs. It was previously reported by a neighbor that the cul de sac on Lone Tree was in disrepair and in need of maintenance. Brenda previously rode by the cul de sacs and sent President Walczak pictures of their condition. Discussion was concerning whether to survey the neighbors about their wishes for the cul de sac project updates, or whether to update the Lone Tree cul de sac as a trial project. Mike Nowak suggested that we have Pro Edge update the cul de sac on Lone Tree as a test project.

Discussion was also had as to how to update them. Possible materials discussed were mulch, stone (shale or river rock), astroturf/artificial grass, or rubber mulch. The lack of irrigation to the cul de sacs limits the available options.

Lola will contact ProEdge for a quote on updating LoneTree's cul de sac with various stone and other suggestions they may have. Once the Board has received the quote, we will survey the neighbors for their thoughts and ideas.

Lola reminded the Board that the Jones Fish contract is up for renewal. She will send the contract to President Walczak for signature.

Lola also stated that Pro Edge's contract includes a provision requiring them to trim along the tree line on Salisbury Road. Because some of the sapling growth has made this difficult in the past, the Board has contracted out trimming and removal of some of the growth. Mike will call Pro Edge and discuss this aspect of their contract with them. Lola stated there are some saplings growing which are an inch or more in diameter and which should be removed so as to make trimming weeds there easier.

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

**VI. Welcome Committee: LaTasha McDonald (absent).**

**VII. Old Business:** Brief discussion of the status of the litigation involving 7960 Quarry. The common pleas court ordered that the fence be removed.

**VIII. New Business: Trustee elections:**

October trustee elections are coming up. Due to COVID last year, 2020 October trustees agreed to accept a renewal of their term as trustee, bringing their new term to October of 2022: LaTasha McDonald, Lola Torres, Brenda Majdalani, and John Walczak.

Trustees elected in 2019 to 2021 term and now up for re-election are: Mike Nowak, Luis Gandarilla, Wes Thomas, and Robert SanPedro.

Laurie Acuncius expressed her desire not to run for re-election. Todd Mitchell's position is in question as the Board was informed that his employment requires him to travel a great deal now. Board members discussed approaching certain homeowners regarding their possible willingness to serve.

**The Board therefore appears to have an opening for one more trustee. Any homeowners who may be interested is encouraged to contact a Board member.**

Lola expressed her concerns about matters that were previously reported in the minutes and concerning ARC enforcement going forward.

**Motion to Adjourn:** Wes Thomas. 2<sup>nd</sup>-Lola Torres. All in favor. None opposed.  
Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Brenda J. Majdalani  
Secretary/Treasurer SQHOA