

SQHOA meeting: Minutes of October 27, 2021:

In attendance: Brenda Majdalani, John Walczak, LaTasha McDonald, Robert SanPedro, Laurie Acuncius, Todd Mitchell. Lola Torres, Luis Gandarilla, Mike Nowak, and Michael Hampton, Bob Bethel, Tom Anderson, Andy Glenn (Springfield Township Trustees).

Meeting called to order at 7:02 p.m.

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

Voting to approve the minutes: 1st: Mike Nowak, 2nd Lola Torres. All in favor, none opposed.

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

Delinquent Account Review: There are 6 properties still listed as delinquent for 2021 dues.

5 Liens filed:

Lien Report: 7649 Pebbles Creek-2021 HOA dues:
2939 Long View-2021 HOA dues:
2906 Back Bay-2021 HOA dues;
7628 Indian Town-2021 HOA dues.

7960 Quarry-still owes \$12.50 late fee.

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

2911 Long View-Geary and Dawn Belzung- Boat parked on street-Stonecliffe DR at corner lot of 2911 Long View. Letter sent.

3205 Quarry Rd., William Biekert -RV parked in driveway. Letter sent.

2767 Back Bay- A resident stated that a Surelok commercial van parked in driveway daily. Brenda will ask Erin to send a letter out.

3122 Quarry- Resident complained that trash cans are left outside this property. And smelly dog poop is in the cans. Brenda will ask Erin to send a letter out.

2940 Quarry-Resident reported that we approved landscaping plan for this property, yet no action has been taken. Mailbox also still in violation. No action taken at this time.

Discussion was also had about the home next to the vacant lot on Quarry. Major improvements to exterior were never submitted or approved.

V. ARC report: Robert SanPedro:

3101 Quarry-fence request. Project approved by email. Voting to approve: Brenda Majdalani, John Walczak, Robert SanPedro, Laurie Acuncius, Lola Torres.

7722 Pilgrim's Landing: Pool room addition. Project approved. Voting to approve: John Walczak, Brenda Majdalani, Robert SanPedro, Laurie Acuncius, Lola Torres.

2845 Quarry- fence and door project. Privacy fence around A/C unit not approved: For- Brenda Majdalani. Against-Robert SanPedro, Lola Torres, Laurie Acuncius, John Walczak, LaTasha McDonald.

Door project: voting to approve: Robert Voting for: Brenda SanPedro, Lola Torres, Laurie Acuncius, John Walczak, LaTasha McDonald Brenda Majdalani.

7748 Sioux Ridge roof project: Project approved:

7767 Indian Springs- trees added.

Voting to Approve- Brenda Majdalani, Jon Walczak, Robert SanPedro, Latesha McDonald. Project Approved.

Grounds Report/ Pond committee report: Lola Torres:

Lone Tree cul de sac- has been re-seeded.

Lola contained quotes for Christmas tree light at main entrance. \$1042 was quoted for main entrance- same 2 trees we did last year. Motion to approve: Lola Torres, 2nd Mike Nowak. All in favor, none opposed Mike Nowak,

Motion to add \$600 to this quote to decorate the 3rd tree. Motion to approve: Mike Nowak. 2nd Lola Torres. All in favor, none opposed.

Main Entrance sign: Discussion about the mortar deterioration that is affecting the granite sign, which is leaning. Water seepage is getting into the mortar. Lola found 1 company that quoted \$5,600 for initial repairs. Repair cost could go higher depending on what is found when stone is removed. If the stone cracks, it could cost \$8,000. Soonest it could be repaired is in spring. Discussion was had about how stone could be braced for the winter. Luis will discuss it with some contractors he knows.

Lights at the main entrance sign were not working. Luis Gandarilla and Lola looked at it. It was determined that the bushes by the guard shack are blocking the light sensors, which causes the lights to overheat and shut off. Recommendation was to trim or remove the bushes by the sensors, since this is a continuing problem. Mike will call ProEdge about getting this done.

Motion to allocate \$6,000 to fix the sign. 1st Brenda Majdalani, 2nd LaTasha McDonald. All in favor, none opposed.

Board also unanimously approved \$500 for Luis Gandarilla to purchase Christmas decorations for main entrance.

Finally, it was reported that Jones Fish will come and pull the fountains for winter.

VI. Old Business: Discussion about current status of 7960 litigation.

VII. Welcome Committee: LaTasha McDonald. Welcome baskets delivered to:

**2759 Long View;
3016 Indian Wells;
7647 Lone Tree;
2835 Long View;
7705 Pebble Creek;
7748 Sioux Ridge; and
3249 Pepper Ridge.**

VIII. New Business: Trustee elections:

The following candidates agreed to serve another term, there were no opposing candidates.

Mike Nowak;
Luis Gandarilla;
Wes Thomas; and

Todd Mitchell.

Trustees not running again: Robert San Pedro and Laurie Acuncius.

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.

Election of Officers:

Secretary/Treasurer: Brenda Majdalani

Vice President: Lola Torres

President: John Walczak. All in favor, none opposed.

Motion to Adjourn: Wes Thomas. 2nd-Lola Torres. All in favor. None opposed.

Meeting adjourned at 8:18 p.m.

Respectfully submitted,

Brenda J. Majdalani

Secretary/Treasurer SQHOA