

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

**In attendance:** Brenda Majdalani, John Walczak, Robert SanPedro, Todd Mitchell, Luis Gandarilla, Mike Nowak.

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

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

**II. Secretary's Report: Brenda Majdalani.** The November meeting minutes were previously circulated to Board members prior to the meeting.

**Voting to approve the minutes:** 1<sup>st</sup>: Luis Gandarilla, 2<sup>nd</sup> Mike Nowak. All in favor, none opposed.

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

**Delinquent Account Review:** There are 5 properties still listed as delinquent for 2021 dues.

Mr. McCallum, 7649 Pebble Creek, paid the dues, but requested that the Board waive the lien fee, stating that he never received any correspondence from the Board except for the Notice of Lien filing. The Board trustees voted by email and unanimously voted to reject the request.

Jaime Mandeville, 2939 Long View has not responded to any communications sent by the Board regarding delinquent dues.

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

**3205 Quarry-RV** in driveway. The Board has been in contact with the owner, who in his letter of December 5<sup>th</sup>, states that he is trying to find a place to store the RV. The owner reports that he and his wife have medical issues, his wife cannot drive and that they are trying to build a facility off site for the RV but are having issues with finding a contractor. The Board previously gave them an extension until the end of November to relocate the RV. President Walczak stated that after the holidays, we will request that attorney Paul Radon send the owner a letter.

**Das residence-Quarry Road:** The owner reports that contractor issues have delayed completion of the house and the landscaping. The port-a-potty has now been removed from the property. The property has been graded for anticipated spring landscaping.

V. **ARC report:** No reports.

VI. **Grounds/Pond Committee: Mike Nowak/(Lola Torres absent).**

**Lone Tree cul de sac-** has been re-seeded. Pro Edge has not responded to Mike's request for quotes for a total re-do of the cul de sacs. Torres Landscaping did remove 3 bushes by the Guardhouse which were creating problems with the photo-electric eye for the main entrance sign.

**Main Entrance sign:** Discussion was had 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 is willing to do spring repairs and brace the sign for winter. The Board is in the process of paying the deposit.

VII. **Welcome Committee: LaTasha McDonald absent.**

VIII. **New Business:**

President Walczak noted that the Board is receiving complaints about speeding through the neighborhood, and asked whether the Board could purchase its own radar speed sign, to attach to the speed limit signs throughout the neighborhood. Brenda will check with a TPD contact and see if we can get any information on this.

**2022 Budget:** The Board discussed the expected income for 2022. Specific line items within the budget to be detailed next month. Dues revenue plus expected carryover from 2021 budget estimated to be \$91,250. That number is fluid however, depending on final expenses for the month of December, which will not be finalized until January.

Motion to approve the budget : Brenda Majdalani, 2<sup>nd</sup>- Mike Nowak. All in favor, none opposed.

Todd Mitchell discussed issues with the Roumaya residence, **2940 Quarry-** no compliant mailbox yet, and no Sunset maple trees both of which the owner had promised would be installed. Also discussed the residence at **2846 Quarry**, where the external siding was all re-done, with new front landscaping, but owner never

submitted any of the work for approval. Brenda suggested we could send a letter stating that while the work is the type of which we would normally approve, the owner in future needs to submit all plans to the Board prior to work being started.

**Motion to Adjourn:** Mike Nowak. 2<sup>nd</sup>-Robert SanPedro. All in favor. None opposed.  
Meeting adjourned at 7:42 p.m.

Respectfully submitted,

Brenda J. Majdalani  
Secretary/Treasurer SQHOA