

SQHOA meeting: Minutes of March 16, 2022:

In attendance: Brenda Majdalani, John Walczak, Robert SanPedro, Lola Torres, Linda Recker, Ronnie Hallett, Luis Gandarilla, Wes Thomas, and Mike Nowak.

Meeting called to order at 6:58 p.m.

I. **Homeowner's Forum:** none. Linda Recker and Ronnie Hallett present to discuss purchase of lots on Back Bay, see New Business.

II. **Secretary's Report: Brenda Majdalani.** The February meeting minutes were circulated to Board members.

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

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

Delinquent Account Review: Dues notices were sent out in January. Dues payments are still being received. So far 75 properties are delinquent. Second letters will be sent out.

Motion to Approve Treasurer's Report: 1st- Mike Nowak, 2nd Wes Thomas. All in favor, none opposed.

IV. **DR Violation report:** See SmartWebs report. There were a number of garbage can violations

V. **ARC report.**

3235 Pepper Ridge fence request. Homeowner Kristi Kopanis wants to fence in the backyard with a 4 foot split rail fence and to bridge the gap between the fence line and trees (along Salisbury Road side of property) with wire mesh inside. Board members expressed concern that placing wire only between the tree gaps would not keep owner's dog inside the property, nor would it keep other animals out. It was suggested that the contractor fence around the tree(s) in a U or V shape using fence posts.

Motion to approve fence request with this modification: 1st Robert SanPedro, 2nd Mike Nowak. All in favor, none opposed.

VI. Grounds/Pond Committee: Mike Nowak.

Main entrance sign: Lola had reported that the mason has not been out yet to brace or repair the sign. Lola has tried to contact him, but received no reply. John Walczak suggested that we ask for our deposit back and that Lola contact Toledo Sign, who it is believed installed the sign originally.

Mike reported that the Guardhouse needs an indoor clean up.

Pond: Jones Fish was out and installed the fountains and added Bluing agent to the pond.

VII. Welcome Committee: LaTasha McDonald (absent).

VIII. New Business:

It was noted that the Roumaya residence on Quarry Rd., still does not have a complaint mailbox, nor any of the required Sunset Maple trees.

Linda Recker-Request for HOA approval of purchase of lots on Back Bay/Indian Town adjacent to her property (2744 Back Bay & 7752 Indian Town). Linda is interested in purchasing these unbuildable, narrow lots adjacent to her property. Title Company requested that she get a letter from the HOA, approving the sale. President Walczak consulted attorney Paul Radon who expressed concern about approving the sale in writing if it is not necessary. Concern was also expressed as to whether or not the 2 lots are considered to be common area, or not. President Walczak will ask Paul to check into this further and to discuss same with the title agency.

Discussion of HOA property line along Salisbury Road. The Board discussed who actually owns the tree and fence line along Salisbury Road- the HOA or the homeowners abutting the roadway? AREIS, the online county map program indicates the property lines run up to the sidewalk, indicating that the fence and tree line would be part of each individual owner's property. But the HOA has, since its inception, maintained the fence and tree line as common area. The Board felt that maintaining the status quo, would promote a more uniform and maintained look.

IX. Old Business: None.

Motion to Adjourn: Robert SanPedro. 2nd-Mike Nowak. All in favor. None opposed.
Meeting adjourned at 8:04 p.m.

Respectfully submitted,

Brenda J. Majdalani
Secretary/Treasurer SQHOA