

**SQHOA meeting: Minutes of July 20, 2022:**

**In attendance:** Brenda Majdalani, John Walczak, Lola Torres, Mel Siedlecki, Robert SanPedro, Mike Nowak.

Meeting called to order at 7:05 p.m.

- I. **Homeowner's Forum:** No homeowners presenting any issues.
- II. **Secretary's Report: Brenda Majdalani.** The June meeting minutes were circulated to Board members.

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

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

**Delinquent Account Review:** Dues notices were sent out in January. Dues payments are slowly being received. So far 14 properties remain delinquent.

Motion to Approve Treasurer's Report: 1<sup>st</sup>- Robert SanPedro , 2<sup>nd</sup> Mike Nowak. All in favor, none opposed.

- IV. **DR Violation report:** See SmartWebs report.
- V. **ARC Requests:** The following issues were discussed:

- 1. 2759 Longview, Scott Minton.: Board previously received a complaint that all the landscaping was removed without ARC approval, and the landscaping replaced with stones. Homeowner replied claiming no knowledge of ARC process and no knowledge that an HOA existed. Secretary reported that Oct. 2021 minutes stated that a Welcome basket, including DRs and HOA information was delivered to the homeowner. Mike Nowak moved that a letter be sent stating that Board post-approves the stones but in future all work needs to be submitted and approved in advance by the Board via the ARC process.

1<sup>st</sup> Motion: Mike Nowak

2<sup>nd</sup> Brenda Majdalani. All in favor, none opposed.

2. 2940 Quarry Rd.: Discussion had over the fact that mailbox issue has been remedied, but that the privacy fence issue remains. The Board's letter gave 30 days for owner to fence, but the 30 day period has not yet run. Matter tabled for now.
3. 2846 Quarry, Mark Murray.: Homeowner planted arborvitae trees without ARC approval on SE lot line. Owner replied to prior Board letter that planting was for privacy and to prevent trespassers from cutting through the property. Homeowner noted trespassing was an issue. Brenda Majdalani suggested a letter be sent (as with Minton property) that the Board approves but that in future the homeowner needs to request ARC approval in advance.

1<sup>st</sup> Motion-Brenda Majdalani

2<sup>nd</sup> Robert SanPedro. All in favor, none opposed.

4. 2806 Longview- Karen Bates. Discussion over homeowner's removal of 2 Sunset maples in curb area and trees on the side of the house without ARC approval or ARC request. The Board previously sent a letter to the homeowner. Homeowner's reply was that the trees would not be replaced by the homeowner, citing damage to their sidewalks. Homeowner wants the HOA to replace trees at HOA expense and wants the HOA to be solely responsible for any sidewalk damage. President Walczak looked at the property did not see any sidewalk damage. The Board will ask Erin to send letter requiring that owner replace the 2 trees in front (side property trees that were removed without permission will not be pursued by the Board.)

1<sup>st</sup> motion-Robert SanPedro

2<sup>nd</sup> Brenda Majdalani. All in favor, none opposed.

5. 2815 Back Bay, MJS. Request to remove 2 trees from landscaped area in front of the house. The Dogwood tree is dying, and the Hydrangea tree has outgrown the space. Future replacement plantings, if any, will be submitted in future.

Motion to approve: 1<sup>st</sup> Lola Torres. 2<sup>nd</sup> Mike Nowak. All in favor, none opposed (Brenda Majdalani abstaining).

6. 7930 Quarry-Lola Torres. Request to make portable egg swing chairs a permanent installation. Approved via email. Approved: Mike Nowak, Robert SanPedro, Brenda Majdalani, LaTasha McDonald, Wes Thomas. Project approved.
7. 3163 Quarry-request to amend landscape plan to include planting arborvitaes at right and left of property, with approval of both neighbors (per homeowner).

Approved: Brenda Majdalani, Lola Torres, Robert SanPedro, LaTasha McDonald, Mike Nowak, Wes Thomas.

8. 2805 Back Bay-landscaping email request:

Plan approved as submitted. Approved: Brenda Majdalani, LaTasha McDonald, Mike Nowak, Robert SanPedro, John Walczak. Plan approved.

9. 2837 Longview-swing set: email request to approve installation of swing set.

Approved: Brenda Majdalani, LaTasha McDonald, Mike Nowak, Robert SanPedro, Lola Torres. Plan approved.

10. 3009 Quarry-email request for landscape approval. Homeowner requests approval for 15 arborvitae trees at rear fence line. Approved: Brenda Majdalani, Lola Torres, Robert SanPedro, LaTasha McDonald, Mike Nowak. Plan approved.

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

Lola reported that the Guardhouse door and threshold has been repaired. Inside has also been cleaned up.

Cruz Landscape pulled out dead bushes/tree in the cul de sac on PepperRidge. Replacement bush/tree to be planted in the fall. Lola will find out our planting options.

Discussion on how best to decorate main entrance for Christmas season. Suggestion was made that we decorate the main boulevard. Discussion as to whether we need additional electric outlets to do so. Lola will obtain estimates.

Flowers at main entrance. Robert SanPedro expressed disappointment, joined in by Brenda Majdalani and Lola Torres, as to the disappointing appearance of the plantings. Robert, Brenda and Lola expressed dissatisfaction with the quality of service provided by ProEdge. Discussion about obtaining additional contract bidders when ProEdge contract is up for renewal.

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

1 Welcome basket was delivered this month to 7650 Sioux Ridge.

**VIII. New Business: Todd Mitchell-** has relocated to Florida and sent in his letter of resignation as trustee. The Board is in need of 1 more trustee. The Board is open for nominations.

The Board received information that the homeowner at 7910 Quarry has planted a tree in the front yard without ARC approval. Brenda will ask Erin to send a letter about getting ARC approval.

**IX. Old Business:** none.

**Motion to Adjourn:** 1<sup>st</sup> Lola Torres, 2<sup>nd</sup> Robert SanPedro. All in favor, none opposed. adjourn.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Brenda J. Majdalani  
Secretary/Treasurer SQHOA