

SQHOA meeting: Minutes of September 21, 2022:

In attendance: Brenda Majdalani, John Walczak, Robert SanPedro, Luis Gandarilla, Lola Torres, Mike Nowak, Laurie Acuncius, Kris Long, Roxann Peckham, and Wes Thomas.

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

I. Homeowner's Forum: Kris Long and Roxann Peckham.

- A. Concerns raised about a few homeowners in the neighborhood removing all landscaping, no replacement landscaping being installed, and doing so without ARC review or approval.

Addresses noted: 3064 Indian Wells, 2759 Long View, and 2923 Back Bay (recently sold).

The Board discussed what action to take. A majority of Board members felt that the lack of front landscaping was not harmonious as required by the DRs but two trustees noted enforcement concerns.

Motion to send letter to affected homeowner at 2759 Long View regarding newly raised concerns about the lack of landscaping-
1st Robert San Pedro, 2nd Mike Nowalk. Voting to approve: Mike Nowalk, Robert SanPedro, John Walczak, Luis Gandarilla, Brenda Majdalani, Wes Thomas.
Opposed: Lola Torres.
Motion passed. All in favor none opposed.

- B. 3064 Indian Wells, re: lack of landscape. It was noted that this property has not had landscaping in a few years as it is the homeowner's preferred cultural look. Motion to send letter: 1st Motion Brenda Majdalani, 2nd Wes Thomas. All in favor none opposed.

--It was noted that 2923 Back Bay, having recently been sold, the Board would give time for a board member to meet with the homeowner privately to discuss the Architectural Review requirements and the mailbox issue noted last month.

- C. Kris Long/Roxann Peckham- concern about Sunset Maples trees removed at 2806 Long View. Board discussed this was an on-going concern and it intends to send a second letter to the homeowner.

- D. 3050 Indian Wells- Roxann Peckham- concern raised about Trump flag flying on the home. The Board discussed whether or not this was a violation of the “yard sign” provision of the DRs.

Motion to send homeowner a violation letter: 1st Wes Thomas, 2nd Lola Torres.
Vote to approve: Lola Torres, John Walczak, Wes Thomas. Opposed: Brenda Majdalani, Mike Nowalk, Robert San Pedro, and Luis Gandarilla. Opponents felt that a flag is not a yard sign under the DRs a speech and that this is constitutionally protected free speech. Motion does not pass.

- E. Kris Long-concern about yard sign at 7960 Quarry .
Motion to send letter: 1st Robert San Pedro, 2nd Brenda Majdalani.
Vote to approve: Brenda Majdalani, Robert SanPedro, Wes Thomas, Mike Nowalk
Opposed: Luis Gandarilla, John Walczak. Motion passed.
- F. 7910 Quarry- yard sign “no trespassing/No fishing.”
Motion to send a letter: Lola Torres, 2nd Brenda Majdalani. All in favor, none opposed. John Walczak abstaining.

- II. **Secretary’s Report: Brenda Majdalani.** The August meeting minutes were circulated to Board members and previously approved by email.

Voting to approve the minutes: Mike Nowak, Lola Torres, Wes Thomas and LaTasha McDonald.

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

Delinquent Account Review: Dues notices were sent out in January. So far 11 properties remain delinquent. The Board will send out final notices to all delinquent owners

Motion to Approve Treasurer’s Report: 1st- Mike Nowalk , 2nd Lola Torres/Luis Gandarilla. All in favor, none opposed.

- IV. **DR Violation report:** See SmartWebs report. Letters sent by Erin:
1. 2855 Quarry- weeds along shoreline.
 2. 2865 Quarry- weeds along shoreline. At meeting time, it appears to have been trimmed with string trimmer.
 3. 3122 Indian Springs- lack of mowing. The yard has now been mowed.

4. 2806 Longview- regarding removal of the Sunset maples near the street.

New violation noted: 7709 Indian Town- garbage can violation noted. Brenda will ask Erin to send a letter.

V. ARC Requests: The following issues were prior approvals by email:

1. 2767 Back Bay- request for removal of arborvitaes by the garage.
Approved: Brenda Majdalani, Robert SanPedro, Mike Nowalk, LaTasha McDonald.
2. 2947 Long View-approval for landscaping and new windows.
Approved: Lola Torres, Robert SanPedro, Brenda Majdalani, Wes Thomas, and LaTasha McDonald.
3. 2759 Long View-replacement window project. Approval for window replacement: Robert SanPedro, Brenda Majdalani, LaTasha McDonald, Wes Thomas and Lola Torres.

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

Discussion regarding contract bidders when ProEdge contract is up for renewal. Lola will see if we can obtain 1 more bidder.

Salisbury Road fencing- has rails which have fallen out that need put back in and secured. Luis said he can take a look at this.

Main entrance islands- electric outlets for Christmas lights: Toledo Edison is expected to give an estimate for adding electricity to the islands (1 plug on each of 4 posts).

Pepperidge replacement cul de sac tree/bushes: Brenda will come up with a sample survey to send to street residents regarding what they would like to see planted as a replacement for the dead tree that was removed earlier this summer.

VII. Welcome Committee: LaTasha McDonald absent. Welcome baskets were delivered to the following addresses this month:

2923 Back Bay;

8000 Quarry; and

2947 LongView.

VIII. New Business: The Board is still looking for a trustee to handle the SmartWebs DR violation software and to coordinate violations with Erin.

IX. Old Business: The Board is still in need of 1 more trustee. Notice was placed on Nextdoor. The next meeting will be held Tuesday, October 18th to accommodate Monclova Community Center's planned Trunk or Treat event scheduled for Wed. Oct. 19th. Trustee elections will occur after the regular business meeting.

Fall garage sale scheduled for Oct. 14 & 15th from 9 to 5.

Motion to Adjourn: 1st Mike Nowak, 2nd Lola Torres. All in favor, none opposed.
adjourn.

Meeting adjourned at 8:56 p.m.

Respectfully submitted,

Brenda J. Majdalani
Secretary/Treasurer SQHOA