



Salisbury Quarry Homeowners Association

C/O RE/MAX Preferred Associates
1911 Indian Wood Circle, Suite B
Maumee, Ohio 43537

Minutes - approved at the January 2023 Trustee Meeting

SQHOA meeting: Minutes of December 21, 2022:

In attendance: Brenda Majdalani, John Walczak, Robert SanPedro, Luis Gandarilla, Mike Nowak, and Wes Thomas.

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

- I. **Homeowner's Forum:** None present.
- II. **Secretary's Report: Brenda Majdalani.** The November meeting notes (no quorum) were reviewed. Since there was no quorum, no official business was able to be conducted.
- 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 Balance sheet.

Delinquent Account Review: So far 7 properties remain delinquent in 2022.

Motion to Approve both Secretary's and Treasurer's Reports: 1st- Mike Nowalk , 2nd Wes Thomas. All in favor, none opposed.

- IV. **DR Violation report:** None reported.
- V. **ARC Requests:** The following issues were prior approvals by email:
 1. 3026 Quarry Rd. Sandri residence- facade renovation. Votes to approve: Brenda Majdalani, Robert San Pedro, Wes Thomas and Lola Torres.

Projects approved from October & November:

1. 3235 Pepper Ridge: request to remove 2 dying pine trees.
Votes to approve: Brenda Majdalani, Robert San Pedro, Mike Nowak & Lola Torres.

VI. Grounds/Pond Committee: Luis Gandarilla

Lights at the front gate are not working (right and left side). There is no power to the west fence. Perhaps the landscapers cut some electrical lines. These lines need to be placed in conduit to prevent this problem in the future.

Landscaping contract for 2023: Lola has a bid from Cruz Landscape and Robert will contact Lenhardt Landscape to see if they are interested in placing a bid.

VII. Welcome Committee: Jan Walczak:

Jan suggests the Board consider sending gift cards along with HOA information by mail instead of welcome baskets that require a lot of time, preparation and personal volunteer delivery. This is expected to save costs.

VIII. New Business:

Budget 2023: The Board discussed the increasing costs expected to be incurred in the next year (example-but not limited to the Landscape and utility budgets). To avoid possible budget shortfalls next year the Board discussed raising the dues for 2023.

Motion to increase 2023 dues to \$295. 1st-Wes Thomas, 2nd Robert San Pedro.
In favor: Brenda Majdalani, Robert San Pedro, John Walczak, Wes Thomas, Luis Gandarilla. Opposed: Mike Nowak. Motion passed.

2935 Quarry: It was noted that it appears the homeowner has mulched and planted 2 trees outside the property line and the trees are located within Pocket Park. The Board will keep an eye on the situation as this may have been done by the landscaper in error when the home was sold earlier this year.

IX. Old Business: The Board is still in need of 1 more trustee. Notice was previously was placed on Nextdoor.

X.

Motion to Adjourn: 1st Robert San Pedro, 2nd Wes Thomas. All in favor, none opposed. Meeting adjourned.

Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Brenda J. Majdalani
Secretary/Treasurer SQHOA