



## Salisbury Quarry Homeowners Association

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

**Approved Copy – approved at the February 2023 Trustee Meeting**

### SQHOA meeting: Minutes of January 18, 2023:

**In attendance:** Brenda Majdalani, John Walczak, Robert SanPedro, Luis Gandarilla, Wes Thomas, Dick McKnight, Earl Murray, Nick and Robin Orzechowski, Lola Torres, Jaimie Cabrera, and William Barrow.

Meeting called to order at 7:04 p.m.

- I. **Homeowner's Forum:** Nospecific issues noted other than those noted below.
- II. **Secretary's Report: Brenda Majdalani.** The December meeting notes were reviewed. Motion to accept minutes-1<sup>st</sup> Wes Thomas. 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 December were circulated. December income and expense figures were reviewed. See December Profit and Loss statement and Balance sheet.

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

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

- IV. **DR Violation report:** None reported.
- V. **ARC Requests:** The following issues were prior approvals by email:
  1. 2815 Back Bay-Majdalani/Siedlecki. Planned Window replacement project. Votes to approve: Mike Nowak, John Walczak, Lola Torres, Wes Thomas.

It was also noted that while the Board approved one home on Quarry Road to renovate the front façade, but there are 2 homes with scaffolding in front.

**VI. Grounds/Pond Committee: Luis Gandarilla/Lola Torres.**

Continued discussion from last month regarding the lights at the front gate which are not working properly (right and left side). There is no power to the west fence. These lines need to be placed in conduit to prevent this problem in the future. Luis was unable to locate the exact area of the problem. The Board may need to hire an electrician in spring.

Landscaping contract for 2023 discussion:

Continued discussion of bidders and bids to be received. Bill Barrow suggested Bauer Landscape. Robert will contact Bauer to see if they are interested in placing a bid.

Pond: It was noted there were a lot of dead fish (Shad) due to the cold weather. Jones Fish advised that Shad are not a hardy fish and this was to be expected due to the weather.

Salisbury Road fence: It was noted there are some rails and posts that will need to be replaced in spring.

**VII. Welcome Committee: Jan Walczak:**

Lola volunteered to be the Chair of Welcome Committee. Discussion was had as to how best to deliver HOA information to residents. It was suggested that the Board give new residents a Walt Churchill's Market gift card along with the HOA /Deed Restriction information and do so door to door rather than a mailing.

**VIII. New Business: None.**

**IX. Old Business:** The Board welcomes Jaime Cabrera as a new trustee. The Board is still in need of 1 more trustee. Notice was previously placed on Nextdoor.

Extended discussion with residents about Board litigation, yearly expenses, increased inflationary expenses, how to attract more attendees and trustees, and the current landscaping bidders.

**X.**

**Motion to Adjourn:** 1<sup>st</sup> Robert San Pedro, 2<sup>nd</sup> Lola Torres. All in favor, none opposed. Meeting adjourned.

Meeting adjourned at 9:17 p.m.

Respectfully submitted,

Brenda J. Majdalani  
Secretary/Treasurer SQHOA