

**SQHOA meeting: Amended Minutes of June 21, 2023:**

**In attendance:** Brenda Majdalani, Mel Siedlecki, John Walczak, Robert SanPedro, Jaime Cabrera, Rebecca Wiklendt, and Wes Thomas.

Meeting called to order at 7:00 p.m.

- I. **Secretary's Report: Brenda Majdalani.** The May minutes were reviewed. Lola submitted by email some additions to the minutes concerning the picnic. May Minutes will be amended.
  
- II. **Treasurer's report: Brenda Majdalani.** The monthly Balance Sheet and Profit and Loss Statements for May were circulated. May income and expense figures were reviewed. See May Profit and Loss statement and Balance sheet.

**Delinquent Account Review:** There are 45 delinquent accounts. Brenda will ask Paul Radon for a letter to the \$45 holdouts on the legality of the fee increase.

Motion to Approve Secretary and Treasurer's Reports: 1<sup>st</sup>- Robert San Pedro , 2<sup>nd</sup> Mike Nowak. All in favor, none opposed.

**DR Violation report:** Matthew Roller, 2915 Back Bay Dr. – sign;  
Zachary Teel, 7667 Indian Springs-trash can visible;  
Michael Mangotic, 7712 Indian Springs-Trash can visible;  
Milton Scott, 2759 Long View, maintenance-siding;  
George Strauss, 2803 Long View-sign;  
Hesham Youssef, 3245 Millstone Ct.-sign.

Letters were sent out to these addresses. Robert will ask Erin to send a letter also to 2944 Long View regarding a noted violation.

Rebecca asked about mailbox violations, noting that many need paint and/or repair. Questions were raised whether Erin has been making her monthly rounds through the neighborhood. It was suggested the Board ask Erin to attend an upcoming meeting.

Roumaya residence-2940 Quarry- weeds are growing in front by the street, no landscaping there yet, and the privacy fence still an issue at meeting time. (Note: at the time of writing these minutes the undersigned notes the privacy fence has now been removed.) Brenda will ask Paul to send a letter about the current issues.

Karen Bates-2806 Long View, property trees that were previously removed have not yet been replaced as the Board requested. Brenda will ask Paul to send a letter regarding this matter as well.

**III. ARC Requests:** The following projects were approved by email.

**John Ray, 7650 Sioux Ridge**-project to replace a deck with a stamped concrete patio. **Approved by:** Brenda Majdalani, Lola Torres, Rebecca Wiklendt, Mike Nowak, Robert San Pedro and Wes Thomas.

**Michael Owens, 2804 Back Bay**- project to add a dock on the pond. Approved by: Brenda Majdalani, Rebecca Wiklendt, Robert San Pedro and Mike Nowak.

**Kemunto Moses, 7657 Stone Hill Ct.**, reapproval request for split rail fence. Project approved.

**Brian Langendorfer, 7738 Sioux Ridge**, replacing the roof. Motion to approve: Robert San Pedro, 2nd Rebecca Wiklendt. Unanimously approved without dissent.

**IV. Grounds/Pond Committee: Luis Gandarilla/Lola Torres (both absent).**

It was reported that there is algae on the east side of the pond.

Northwest is now mowing along Salisbury Road toward Greycliffe. Previously, there was some confusion about how far the SQHOA property lines extend. Northwest is now mowing past the guard rail to the wall.

Flowers have now been planted at the front entrance.

The boulevard grass on Stone Quarry (main entrance) has insects/grubs in the grass. The Board authorized Northwest to treat the area. In future the Board will add yearly grub treatment to our landscape package and for Pocket Park as well.

Tree trimming along Salisbury Rd. Some residents have complained that the tree trimming and brush clearing under the trees is affecting their privacy. The residents do not want the trees trimmed up off the ground. Also some owners have ground cover on their side of the property line which is encroaching on the HOA side towards the road. If we treat our side with herbicide it will adversely effect the homeowner's ground cover. Northwest suggests that they clean weeds out from under the

affected areas, and installing 4 inches of brown county mulch to inhibit weeds. They will be instructed not to trim any more trees off the ground.

From Stone Quarry East to the ATT box Northwest recommends not elevating the pine tree limbs, clean suckers out as best they can without trimming, and use the county mulch. Board approved the expense up to \$2,000. Robert will communicate with Northwest.

It was also reported that 2 unnamed homeowners are dumping tree limbs on the HOA side of the fence by Salisbury Road.

Motion to approve \$1,470.79 for grub/insect treatment. Motion: Brenda Majdalani, 2<sup>nd</sup> Wes. All in favor, none opposed.

**V. Welcome Committee: Lola Torres:** 4 baskets were delivered.

El Hage Dalal, 3045 Indian Springs;  
Gordon & Catherine Huffman, 7768 Sioux Ridge;  
Theodore Muns, 7648 Indian Town; and  
Holly Roumaya, 7717 Pilgrims Landing.

**VI. Old Business:** The annual Garage Sale will be held June 22-24<sup>th</sup> from 9 a.m. to 5 p.m.

Picnic: August 26, 2023 from 4 to 8 p.m. Food served from 4 to 8 p.m. (per the meeting agenda). Email RSVPs to Kris Long: [Quarryconnect@gmail.com](mailto:Quarryconnect@gmail.com).

HOA Fee increase 2023:

- A few residents are protesting the 2023 Fee increase alleging the SQHOA Code of Regulations are invalid even though they all accepted the code and fee increases when annual fee increased from \$100 to \$175 to \$200 and then \$250. The same code and process was used in 2022 for the 2023 increase. Homeowners who have corresponded with the Board on this matter:
  - - o Earl Murry 3254 Pepper Ridge Dr.
    - o Richard McKnight 3261 Pepper Ridge Dr.
    - William Barrow Jr. 3050 Indian Wells Court.

- Attorney Paul Radon of Barkan & Robon Ltd. Attorneys at Law was contacted to review and provided a legal opinion which is that our budget process was correct and our code of regulations are legal.

**New Business:** Fireworks on the Quarry Saturday, July 8<sup>th</sup>.

**VII. Homeowners Forum:** None.

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

Meeting adjourned at 8:03 p.m.

Respectfully submitted,

Brenda J. Majdalani  
Secretary/Treasurer SQHOA