

Preliminary August 2023 Meeting Minutes – to be approved at the September meeting

SQHOA meeting: Minutes of August 16, 2023

**In attendance:** John Walczak (President), Mike Nowak (VP), Jaime Cabrera (Trustee), Robert SanPedro (Trustee), Wesley Thomas (Trustee), Lola Torres (Trustee), Rebecca Wiklendt (Trustee), Homeowners: Parnella Baul, Dick McKnight, Earl Murry, Mel Siedlecki, Jim Sayed, Bill Barrow

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

- I. Secretary's Report: Rebecca Wiklendt (Interim).** The July minutes, drafted by Brenda Majdalani, were reviewed.

**Motion to approve the minutes as presented:** 1<sup>st</sup> Mike Nowak, 2<sup>nd</sup> Jaime Cabrera. All in favor, none opposed.

- II. Treasurer's report: John Walczak (Treasurer position vacant).** The monthly Balance Sheet and Profit and Loss Statements for July were circulated. July income and expense figures were reviewed.

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

- III. Delinquent Account Review:** There are 31 delinquent accounts. Letters were sent in July by attorney Paul Radon to the \$45 holdouts on the legality of the fee increase.

- IV. DR Violation report:**

2940 Quarry – Roumaya Residence: A certified letter was sent August 3, 2023 re: landscaping and fence violations. As of the meeting today, the fence has been removed and progress has been made on the landscaping.

7628 Indian Town – Kilgore Residence: Shed installed w/o approval, Erin Osstifin (Re/MAX) sent a violation letter, no response received

3225 Millstone – Bell Residence: fence needing maintenance, will notify Erin Osstifin

- V. ARC Requests:**

Robert Dudley, 7661 Indian Town – Pool: 16'x32' w/fence to be installed on east and north sides of yard to match existing neighbor's fence and landscaping (unspecified)

**Motion to approve:** Rebecca Wiklendt, Jaime Cabrera, Mike Nowak, Kris Long (Trustee), Robert San Pedro, Lola Torres, Wes Thomas, and John Walczak

Benjamin Swift, 7632 Indian Springs – Pool, Fence, Patio

**Motion to approve:** Brenda Majdalani, Robert San Pedro, Kris Long, Jaime Cabrera, Rebecca Wiklendt, Lola Torres, and Michael Nowak

Dave Lehnhardt, 7950 Quarry – Exterior house painting: Grizzle Gray siding on back and sides, Extra White on all trim.

**Motion to approve:** Kris Long, John Walczak, Jaime Cabrera, Rebecca Wiklendt, Mike Nowak, Robert SanPedro, and Lola Torres

Lola Torres, 7930 Quarry – Lola would like to amend her request for a garden house to reflect a new placement location. Paperwork to be submitted to SmartWeb for approval.

**VI. Grounds/Pond Committee: Robert SanPedro.**

The Quarry entrance sign: electrical issue: Scott Electric working on issue. Repairs have been made to the damaged wires on the west side of the driveway, as well as the short circuit. Waiting on estimate to repair the line which runs under the driveway. Mr. Barrow indicated he had a contact who would do it faster. It turned out to be the same company currently contracted. The board requested an estimate be obtained for running electric lines to the entrance islands for holiday light placement.

Sprinkler maintenance: Backflow valve was repaired at Pocket Park, as well as various sprinkler heads at the entrance. There was an error with the bill and a revised bill is expected.

General weed and trimming issues: Robert is continuing to work with Northwest to ensure the quality of work is in line with SQHOA expectations.

Pocket Park: Missing tree replacement to be addressed in the fall

Pocket Park Pond: Oil contamination issue inquiry ongoing

**VII. Welcome Committee: Lola Torres.**

Nothing reported.

**VIII. Old Business:**

The issue of trustee liability insurance was raised and questions about what is covered, and who is covered. Jaime Cabrera confirmed that the current SQHOA D&O policy covers both trustees and officers of the SQHOA.

John Walczak provided the board a SQHOA letter dated July 2023 RE: Property Management Role, citing Deeds and Restrictions Enforcement and Property Manager responsibilities performed by Erin Ostfin, RE/MAX Preferred Associates.

Rebecca Wiklendt has spent some time looking into the SmartWebs software for Deed Restriction violation management. Further direction from Erin Osstifin, RE/MAX, is requested to understand how she utilizes the software and how the SQHOA Board can assist her with violation identification and reporting. Kris Long, volunteered to serve as DR Violation Chairperson, pending direction from Erin.

Picnic report: There are currently 170 people who have RSVP'd to the event. There has been an outpouring of gratitude and offers to help with this event. Donation are still being accepted. Mr. Barrow offered to coordinate a bounce house donation for the picnic, in addition to the already contracted obstacle course from JaggyBounce.

**IX. New Business:**

Kris Long (Picnic Committee) motioned a request for \$950 for the purchase of beverages for the August 26, 2023 picnic. Rebecca Wiklendt 2<sup>nd</sup> the motion.

**Voting in favor:** Rebecca Wiklendt, Michael Nowak, Robert San Pedro, John Walczak  
**Opposed:** None **Abstained:** None

John Walczak motioned a request for \$300 be paid to Kris Long to cover entertainment expenses for the August 26, 2023 picnic. I did not see a second for this.

**Voting in favor:** Robert San Pedro, Brenda Majdalani, Rebecca Wiklendt, Lola Torres, Michael Nowak, Jaime Cabrera **Opposed:** None **Abstained:** None

October Annual Meeting: There may be an event conflict at the Monclova Community Center at the time of our October 18 meeting. John Walczak is working with Jennifer Reinhart, Monclova Community Center Manager (419.861.1336 (O), 419.344.1364 (C)), to determine if we need to reschedule the meeting to October 17, 19, or 25.

Brenda Majdalani resigned her positions as Secretary, Treasurer, and Trustee on Aug 10, 2023. We want to thank her for her service as the SQHOA Secretary since 2017, and Treasurer since 2018. She has been a valuable resource and we will miss her greatly.

John Walczak resigned his position as SQHOA President and Trustee at today's meeting. We thank John for his many years of service to the Quarry neighborhood. John has also been a valuable resource to our community and we wish him well.

**X. Homeowners Forum:**

There was discussion regarding garden houses verses sheds and general questions regarding playsets, bounce houses, etc. The Deed Restrictions (DR) do not allow for sheds, but does have provisions for garden houses. Garden houses must be attractive and match the same colors as residence, and be approved by the ARC Committee. Playsets must also be approved. Bounce houses are generally allowed if only blown up for a 24-hour period.

It was noted that homeowners believe the SAHOA is responsible for street light maintenance. This is incorrect. If there is a broken street light, it should be reported to Toledo Edison/First

Energy by calling 1-800-447-3333 or online at Report Lighting Problem (firstenergycorp.com). Many of the outages in The Quarry have already been reported by Robert.

Mr. McKnight believes the SQHOA has become lax in the issuance of DR violations. He noted violations were once received the next morning for violations such as garbage cans left out, inappropriate parking, etc. John Walczak noted the board is exploring ways to tighten up this process.

Questions were raised regarding the SQHOA financials and the Treasurer position. John Walczak noted Erin Ostifin handles all of the financial transactions (e.g., bill paying, deposits, etc.) and provides reports for review by the SQHOA Treasurer and Board to ensure they match what has been approved. It was suggested that the SQHOA should explore alternate types of deposit accounts to facilitate better financial returns. Ms. Parnella Baul, CPA, expressed interest in filling the Treasurer vacancy.

The password for accessing documents on [www.TheQuarry.us](http://www.TheQuarry.us) is on the website to prevent 'bots' from gaining access to them.

Questions were raised regarding the 2023 landscape bids received and how the current provider was selected. The Board solicited five (5) bids and chose the current provider based on the lowest bid to keep costs as low as possible because of the 30% price increase from 2022. Mr. Barrow believes Bauer Lawn Maintenance should have been chosen based on proposed value.

Questions were raised regarding the announcement of the Annual Meeting in October, open positions, etc. It was suggested that a USPS letter be sent to all homes announcing the meeting, in addition to publishing on The Quarry website and the Nextdoor site.

Questions were raised regarding the legality of the dues increase in January 2023. The board noted that costs have increased substantially since 2020. For the prior dues increase, as was also done in Oct 2022, a yearly budget was created, the total expense amount was divided by the current number of homes, and the resulting quotient dictated the amount needed to be collected from each home in the form of homeowner dues billed the following January to cover anticipated operating costs for the following year. It was noted in future years the Board should do a better job notifying homeowners of the rationale for the increase. Mr. Bauer and Mr. Murry believe a 75% approving vote by the SQHOA Homeowners is required to increase dues, though Mr. Murry noted that the previous dues increase did not solicit or receive this 75% vote. He also noted he opted not to bring a lawsuit at that time because Nicole Reese, SQHOA President at the time, asked him not to do so. John Walczak noted the SQHOA Board followed the SQHOA Code of Regulations, which, upon contacting Paul Radon, Attorney for the SQHOA, was deemed appropriate. Letters were then sent by Paul

noting how the increase was justified to the seven (7) homeowners who had not paid the dues increase. Mr. Murry believes this disagreement will result in litigation one way or another. He believes engaging attorneys angers homeowners and issues such as unpaid dues and DR violations should be handled in person, not via letters from attorneys.

Mr. Murry hand delivered a letter dated August 16, 2023 and addressed to President Walczak, requesting records regarding the hiring of Barkan & Robon, Paul Radon by the SQHOA, as well as legal fees paid by the SQHOA for the years 2019-2020.

A question was raised regarding bidding for new providers and the Board's fiduciary responsibility to do so. The Board noted that there is no formal guidance for rebidding; however, they have rebid expenses as they appear to become out of line and/or service levels decline (e.g., landscaping).

Mr. McKnight noted weeds in the Pepper Ridge cul-de-sac. Robert will follow-up to ensure they are addressed.

It was suggested the Board utilize Robert's Rules of Order for meetings.

**Motion to Adjourn:** 1<sup>st</sup> Lola Torres, 2<sup>nd</sup> Robert SanPedro. All in favor, none opposed. Meeting adjourned at 9:40pm.

Respectfully submitted,

Rebecca Wiklendt  
Interim SQHOA Secretary



**The Quarry HOA Summer BBQ**  
**Saturday, August 26th 4 - 8 pm**

**at POCKET PARK**  
(Quarry Road near Back Bay)



**Raffles**  
**Music**

**Koral Hamburg Food Truck**

Burgers \* Corn Dogs \* Chicken Strips \* Fries

**Happy Hour 419 Beverage Garden**

Something for Everyone



**Ice**  
**Cream**  
**Treats**

Family Fun with Slide Obstacle Course \* Corn Hole  
Face Painting, Giant Connect4 & more

**Please RSVP to Kris**

**quarryconnect@gmail.com**

**by August 1st, 2023**

If you would like to sponsor, donate or volunteer please email Kris



**SUMMERTIME IN THE NEIGHBORHOOD**

Please enjoy your community

JOIN NEXTDOOR.COM to stay up to date for community news.

This is a social app for the area to share needs, recommendations, sell & buy things

It's a great place. Rule #1 - Be Kind!

**CURB APPEAL IS CRITICAL!**

MAKING A GOOD FIRST IMPRESSION COUNTS!

PLEASE

- KEEP YOUR YARD MOWED, TRIMMED & WEED FREE
- KEEP YOUR MAILBOX UPRIGHT & FRESHLY PAINTED
- PICK UP AFTER YOUR PET & YOURSELF!

& remember

GARBAGE CANS SHOULD ONLY BE SEEN ON YOUR PICK UP DAY