

Approved Minutes for the October 17, 2023, Salisbury Quarry Homeowners Meeting  
To be approved at the November board meeting

SQHOA Meeting: Minutes October 17, 2023

In attendance:

Mike Nowak (Interim President), Lola Torres (Interim VP) Wes Thomas (Trustee), Laurie Acuncius (Interim Treasurer)

Homeowners:

Bill Barrow, Kris Long, Becky Wiklendt, Earl Murry, Parnella Baul and Lisa Nowak

Meeting called to order by Interim President, Mike Nowak at 7pm

Homeowners Forum: Kris Long asked if she could ask questions during the meeting? She has questions for items in old and new business. President Mike Nowak said yes.

Secretary's Report: Minutes to the August meeting were read by Interim President, Mike Nowak. Corrections need to be made to add that Lola made a motion at Pocket Park to table the motion of adding Bill Barrow as a Trustee until the Board could determine if he was eligible to be a Trustee per Code of Regulations, Article 2. It was confirmed by Erin Osstifin that Bill Barrow was not current on his dues. A motion was made to approve minutes with corrections by Interim President, Mike Nowak; Second: Wes Thomas All in favor/none opposed/motion carried.

Financial Report: (Laurie Acuncius) Kris Long stated that the financial reports were not up on the website. The Interim Financial Secretary emailed out the reports; but due to typographical error, they were not received by our technical committee to be uploaded before the meeting.

The September expenses and delinquencies were discussed. We have 22 homeowners who haven't paid their dues. Eight homeowner's balances are for late fees only. Of the 22 homeowners, we have 4 with balances of over \$700.

A motion was made by Interim President, Mike Nowak to approve financial reports. Second: Lola Torres. All in favor/none opposed/motion carried.

Violations Report: We do not have a violation report.

Architectural Report: No Homeowners have submitted any requests.

Grounds Report: (Lola Torres) Checking on wiring costs to run electrical to the islands using the Toledo Edison lights had been put on hold due to budget issues. Bill Barrow offered to help with quotes and asked necessary information he would need to get these quotes.

The cul-de-sacs big projects were also put on hold due to budget issues and recommended getting quotes to cut back the shrubs to start over. Fall is a good time to do this.

Pond maintenance was discussed. Torres Landscape is used to clean out transfer pipes of debris from landscaping, construction, turn pike, items left from children after ice thaw.

Smaller fountain is not working. It has been determined it will need fuses replaced.

Contract with Jones Fish for Winter Service discussed and circulated. This would include fall removal, cleaning and inspection, storage, and reinstallation next spring.

Welcoming Committee: One basket needs to be delivered to 3235 Stone Quarry

#### Old Business:

There have previously been discussions as to the validity of the Code of Regulations created in April 2011 and recorded in Lucas County Recorder's Office.

After great discussion and information provided by the Paul Radon's (HOA Attorney) office, it was determined that the Code of Regulations is a valid document.

#### New Business:

It was determined that a procedural error occurred, and we needed to have motion and vote at a meeting to have Lola Torres move into the open vice-President position. Mike Nowak made a motion for Lola Torres to fill the vacant Vice President position. Wes Thomas seconded the motion. All in favor-none opposed-motion was carried.

It was also determined that the email vote adding Laurie Acuncius as a Trustee also needed to take place at a board meeting. A motion was made by Mike Nowak and seconded by Lola Torres. All in favor-none opposed-motion carried.

Earl Murry gave the board written request to be provided with a copy of the SQHA Board Minutes and Board Resolution where the "Board Member" voted and approved the hiring of attorney Paul Radon. Along with a copy of legal "Engagement Agreement" prepared by the attorney.

Parnella Baul, Kris Long, and Becky Wiklendt all resigned the end of September. We thank them for their service to the board.

Open Discussion:

At the Salisbury Quarry Homeowners Association meeting on Tuesday, October 17. These faults were stated by a resident for possible legal action against the board and included a statement of there being other items not willing to share:

Code of Regulations Article 7 section 7.1 & 7.2

7.2 Special Assessments:

The board does not need members consent for a special assessment; but do need consent for an assessment.

Ohio Code: 5312.05:

Amend bylaws or Deed Restrictions must have 75%

She stated the Garden House guidelines are not voted with a 75% majority.

***We stated that we understood those were in violation and wanted them to be removed.***

Records:

Ohio code 5312.07 exam of books/records

Code of Regulations Article 4 Section 4.1L

Keeping books for homeowners viewing on minutes, financials, contracts, and invoices (except legal with names and actions)

***We stated that we had already began to collect contracts and invoices and discussed how we wanted them to be put on website under same password location as financials. Easier for homeowners viewing.***

Ohio Code 5312.07 – Same as above but have them for 5 years for viewing

Code of Regulations 4.15

Posting of Actions 14 days

Send certified letters to people who have left board to turn over all records.

Erin should keep copies of contracts.

Code of Regulations article 4 section 4.11

Emails are not allowed for any and all actions on the board. This would include contracts and paying bills.

***Laurie Acuncius was not correctly voted to in as trustee. Nomination and vote happened at the end of the October board meeting. Even after all the venting, Laurie agreed to be a trustee because we must have 5 trustees to keep from HOA going into a conservatorship/receivership.***

Code of Regulations 4 section 4.15 Management

Erin's contract. There isn't a clause for her contract for termination in 30 days.

Code of Regulations Section 6 section 6.1 President

Upon resignation of the president, the vice president will move into the presidential position. But it will take a board meeting to have the interim president make a motion to have someone move into the vice-president position.

***This was done before adjourning the meeting. Mike made a motion to have Lola act as interim vice-president until the November elections. Wes (only board member at the time able to vote) voted yes.***

The same homeowner has requested the entire board to resign. The HOA board stated that we didn't want our HOA to go into a conservatorship/receivership. We were told by this homeowner not to worry about conservatorship/receivership, others will replace us.

For many of these faults, the board addressed ways they were planning to make changes. Our replies are in italics and bold.

Accusations were made and denied about slander of HOA board member(s).

Interim-President, Mike Nowak, stated this board is doing the best we can do under the circumstances of six (6) board members resigning within a six-week time.

Motion to adjourn was made by Mike Nowak and Seconded by Wes Thomas. All in favor-none opposed-motion carried meeting adjourned 9:54pm

Completed with notes from all the board members present and respectfully submitted to the best of our abilities.

Salisbury Quarry Homeowners Association Special Board Meeting  
October 19, 2023 – Held at Panera at 7pm  
Code of Regulations Article 4.7.2

In Attendance:

Mike Nowak, Lola Torres, Wes Thomas, Jaime Cabrera, and Laurie Acuncius

Absent: none

Meeting called to order 7:02pm

Trustee Jaime Cabrera was brought up to date of the details and discussions of the October 17 HOA meeting.

Mike Nowak informed the board regarding Earl Murry's request, he called Paul Radon's office on Wednesday, October 18, 2023, and was told that Mr. Radon will be out of the office until Monday, October 23. He will contact him again on Monday. Mike will email Earl in compliance with Earl's requested deadline of Tuesday, October 24 with the actions he has taken and/or information he has received.

It was noticed that grass clippings were left in the street in front of the house next to Pocket Park and across the street at the vacant lot. Lola knocked on the neighbor's door and spoke to them about the clippings noting that Northwest Landscape had also recently cut Pocket Park. The neighbor said their lawn company has never left clippings and there were more in the street than his yard could produce. Lola called Northwest Landscaping and discussed this matter with them. They stated that they do not leave clippings behind, but in good faith, they will come and clean up the clippings in front of this home next to Pocket Park. The clippings were removed on Thursday, October 19.

There was discussion to remove the Garden House Guidelines from the website in accordance with Ohio Code 5312.05. Motion was made by Mike Nowak. Seconded by Laurie Acuncius. All in favor-none opposed- motion carried and Jaime will remove them from the website.

Invoice was received from Jonesfish for the winter service of the three fountains at Pocket Park. A motion to pay this invoice was made by Mike Nowak. Seconded by Wes Thomas. All in favor-none opposed-motion carried. An email will be sent to Erin Osstifin, along with a copy of the invoice, to pay Jonesfish.

Mike Nowak made a motion to adjourn meeting. Seconded by Wes Thomas. All in favor-none opposed-motion carried and meeting adjourned at 8:50 pm

Salisbury Quarry Homeowners Association Special Board Meeting  
November 10, 2023 – Held at Panera at 7pm  
Code of Regulations Article 4.7.2

In attendance: Mike Nowak, Lola Torres, Wes Thomas, Jaime Cabrera, and Laurie Acuncius

Called to Order: 7:01pm

Minutes: Minutes from the October 17, 2023, were read. A motion was made to approve minutes as read.

Motion: Lola

Second: Wes

All in favor/none opposed...motion carried.

Financial Report: (Laurie Acuncius)

The October expenses and delinquencies were discussed.

An email was received from Robert SanPedro with two invoices attached. One invoice stated a “balance outstanding” and no other detail information on invoice of \$5,052.41 and a second invoice for winter irrigation of \$215.50. A call was made to Northwest Landscape requesting information about the outstanding balance and clarification of winter irrigation as it was thought to be part of contract. We are waiting for information/clarification and a copy of the signed contract from Northwest Landscape.

A motion was made to receive financial reports as written.

Motion: Mike

Second: Jaime

All in favor/none opposed...motion carried.

Violations Report: As Erin is just getting back from vacation, we do not have a violations report.

Architectural Report: Garden House request. Gilberto and Linda Ruiz 3234 Stone Quarry. Placement will be in the northwest corner of backyard. Landscape is already in place. Garden house and home will be painted to match each other in the spring. A motion was made to approve the garden house.

Motion: Mike

Second: Lola

All in favor/none opposed...motion carried.

Grounds Report: (Lola Torres): From the October 17, 2023, meeting, Bill Barrow offered to help with quotes and asked necessary information he would need to get these quotes. Lola has not heard from Mr. Barrow at the time of this meeting.

Pond maintenance was discussed.

Jonesfish has removed the fountains at Pocket Park. An email was received from Jones Lakes Management as to why the small fountain in the southwest corner of the pond had stopped working. It was stated in this email that the unit has reached its life span. It is likely a result of zebra mussels shells made their way into the pumping chamber and consequently seized the impeller. This created a high amp draw and the motor seized up. There was damage to the electrical cables and control panels as well from the heat generated by the amperage. This unit was originally purchased July 1, 2011, and normal life spans for these units is about 10 years. It is recommended to replace this unit for water quality and pond health. One quote for a replacement unit has been received from Jones Lake Management, but two more quotes will be needed and discussed.

Welcoming Committee: Four baskets were delivered.

3235 Stone Quarry Blvd

3127 Quarry Road

2835 Back Bay

7618 Indian Town

Old Business:

The Board had received a letter from homeowner Earl Murry dated October 17, 2023. It was also brought to the attention of the board that a letter dated August 16, 2023, given to the President of the Board at that time had not yet been addressed. The information requested from both letters has been researched by this board and emailed to Mr. Murry.

New Business:

None to be discussed by the board at this time.

Meeting adjourned: 7:35pm

Motion: Mike

Second: Laurie

All in favor/none opposed...motion carried.