

SQHOA meeting: Minutes of February 7, 2017

In attendance: Brenda Majdalani, John Walczak, Lola Torres, Michael Nowak. Quorum present (4/8). Meeting called to order at 7:05 p.m.

I. **Comments on Quarry Living Magazine.**

The first issue, January 2018 was published. Mary Sweeny is still looking for volunteer families to grace the cover of future issues. If interested contact Mary at 419-297-1643. So far the magazine seems well received.

II. **Homeowner's Forum:** No homeowners other than Board members present.

III. **Secretary's Report:** The December minutes were circulated to Board members prior to the meeting. Any editorial suggestions received were made and incorporated into the latest draft. Motion to approve the minutes as circulated-Mike Nowak; Second Lola Torres. All in favor, none opposed. Minutes approved.

IV. **Treasurer's report: John Walczak for Treasurer Nicole Reece.** The monthly Balance Sheet and Profit and Loss Statement were circulated. The Board had \$250 of income in the month of January. Expenses totaled \$6,979.48. Of that amount \$1553.78 was incurred for landscaping expenses, \$1309.05 for utilities, \$858.00 for the annual picnic, \$161.48 for the electric bill, \$457.97 for real estate taxes, and \$477.92 for management expenses. See January 2018 Profit & Loss Statement. Balance sheet figures were also reviewed. See January 2018 balance Sheet.

It was also reported that Treasurer Nicole Reece received a spoofed email purporting to be from another Board member asking for a cash transfer. Board members were reminded to be suspicious of any such emails and to verify with the Board member involved before any action is taken.

V. **Delinquent Account Review:** The Board discussed the need to consult with Erin at ReMax to be certain that all old resolved delinquencies and delinquencies involving families that have since moved out of the Quarry have been updated. Board members expressed concern that certain homeowners may not actually be receiving the notices if the property is being rented out.

VI. **Architectural Report-** None-Ben Krasner absent.

VII. **Grounds Report-Lola Torres/Mike Nowak** reported that timers for the lights at the Quarry entrance were being adjusted for the lengthening daylight hours.

Ben Krasner was going to follow up on getting more specific plans for improvements to the property at 7910 Quarry.

- VIII. **Old Business:** The Board reviewed and discussed the Gully Settlement- that Attorney Paul Radon drafted. Agreement as drafted approved. Motion to Accept Mike Nowak. 2nd Brenda Majdalani, Lola Torres abstaining. All remaining in favor. None opposed. Opportunity was then given for Lola Torres to take the agreement home for consideration and signature. Signature of HOA President Walczak witnessed.

John Walczak circulated the 2018 Budget. It was noted that legal expenses were up this year due to the expenses incurred with the Gully project.

The annual garage sale is scheduled for May 3-5, 2018, 9 to 5 p.m.

The annual picnic is scheduled for August 5, 2018.

Deed Restriction Violations: Erin's report on the month's DR violations was received. The Board discussed whether the list could and should be placed on the website for residents to view. Anything regarding violations that are sent to a resident in letter form would be included on the website.

Brenda Majdalani expressed concern that if that information is placed on the website, it needs to be only the recent and current violation information- not the old, outdated information. The Board discussed sending out formal violation letters to residents deemed to in violation of the Deed Restrictions.

Discussion was also had about whether or not residents could place a "Beware of Dog" sign in their yard or on fencing.

Finally, the Board received the Resignation letter of Linda Bloomquist. The Board thanks Linda for her prior service as Treasurer and Trustee.

Motion to adjourn- 1st Mike Nowak. 2nd Lola Torres. All in favor. None opposed. The meeting adjourned, by unanimous decision, at 8:06 p.m.

Respectfully submitted,

Brenda J. Majdalani
Secretary SQHOA