

SQHOA meeting: Minutes of May 2018

In attendance: Brenda Majdalani, John Walczak, LeTasha McDonald, Michael Nowak, Lola Torres, Nicole Reece, Andrew Acuncius, Laurie Acuncius. Meeting called to order at 7:02 p.m.

- I. **Homeowner's Forum:** Andrew and Laurie Acuncius presented their home project which includes putting rock in front of the residence and moving all the mulch to the back yard.

Motion to approve: Brenda Majdalani

Second: Lola Torres. All in favor, none opposed.

- II. **Secretary's Report:** The April minutes were circulated to Board members prior to the meeting. Motion to approve the minutes as circulated-Mike Nowak; Second Nicole Reece. All in favor, none opposed. Minutes approved.

- III. **Treasurer's report: Nicole Reece.** The monthly Balance Sheet and Profit and Loss Statement were circulated. The Board had \$5300.00 of net income in the month of April. Expenses totaled \$3329.94. Of that amount \$1553.78 was incurred for landscaping expenses, \$168.77 for utilities, \$65.70 for postage/copy expenses, Miscellaneous Op./Meet expenses \$50.00, management fees \$477.92, and \$104.62 for Activities Committee. See April 2018 Profit & Loss Statement. Balance sheet figures were also reviewed. See April 2018 Balance Sheet.

- I. **Delinquent Account Review:** The Board discussed the current delinquencies in the payment of dues. There are still a number of delinquencies outstanding. A second letter will be sent out. The amount of delinquent dues was \$14,473- which included \$5900 owed by Louisville Title/Trust.

- II. It was also brought to the Board's attention that some previously liened properties, personally filed by former President Lina Lister, were done incorrectly since she did not utilize the Board's attorney for processing the liens. The Board unanimously decided that 2 properties, incorrectly liened, and for which lien fees were charged, will have those improper fees removed.

All in favor, none opposed.

- III. **Architectural Report-** Ben Krasner via email: Pending projects were discussed:
1. 2934 Long View. The requested project includes replacing a garage door with a clad door with upper windows.

Motion to approve: Brenda Majdalani.
Second: Mike Nowak. All in favor, none opposed.
 2. **7647 Pilgrim's Landing-** Erin Reese-Installation of new split rail fencing to be tied into existing fence.

Motion to approve: Mike Nowak
Second: LaTasha McDonald. All in favor, none opposed.
 3. **Torres project:** Lola Torres submitted a 12-31' pool project for approval. She will install fencing around the pool as required by the township.
Motion to Approve: Mike Nowak
Second: Nicole Reece. All in favor. None opposed.
 4. **Eberly project at 2948 Back Bay:** project includes installation of fencing, but no information was provided as to type of fencing. Board tabled approval pending additional information.

- IV. **Grounds Report- Lola Torres-** Lola reported that the Gully has been filled in and the Gully project is 80% complete. There is approximately \$1700 left in the project budget. The electric box is awaiting repairs. The entire box needs replaced due to rust. They are looking at a box which will accommodate the pumps, aerators and necessary conduit.

Three portions of the sidewalk need to be repaired since the excavator did some damage to it. Lola reported that Lucas County Engineers were out and have signed off on the project. Toledo Edison will also be relocating the electrical box between Lola's house and Kasmani's house behind the arborvitae trees to help hide it from view.

The sprinkler system at the front entrance needs to be activated. Cory has done this in the past for the SQHOA, and John Poggi of Sprinklers and More, our pond vendor has also offered to do it.

The Board also discussed the condition of the fencing at the front entrance and some repair/replacement options that might be considered- replacement, sand blast & paint, or removal, stripping, and repainting. The split rail sections would cost

roughly \$450-600 to replace each section. The board discussed whether the split rail sections could simply be straightened.

Lola will check on estimates on the cost of scraping and painting the metal fence sections and will check to see if it can be sand blasted in place and painted.

Pond Budget: The Board discussed adding a 3rd fountain to the pond for aeration as recommended by John Poggi. The Board expects Toledo Edison would charge approximately \$500 for the power drop. The fountains were cleaned by John Poggi and put out in the pond.

It was also brought to the Board's attention that the pipe from the main Quarry Lake to the pond has been professionally closed by the Quarry Rim owners. The pipe was apparently capped to keep water levels in the main lake high. This has deprived the pond from necessary and intended water flow from the lake into the pond. Excess water is also being pumped by the Rim owners over to Greycliffe rather than to the pond as the original developer design intended. The Board discussed asking for a meeting with the Rim owners to discuss the issue.

- V. **Old Business:** The Garage Sale cards were mailed out. The signs have been placed at the entrances.

Picnic update: Nicole is working on lining up the catering.

- VI. **New Business:** DR violations- there is no report yet for this month. Nicole will put together a newsletter for the coming month. It will list 3 resources for mailbox repairs and replacement that homeowners can utilize.

Open Trustee position: There is a trustee position available as a result of Linda Lister's resignation. The position will be filled by Laurie Acuncius.

Motion to approve the appointment: Brenda Majdalani

Second: Lola and LaTasha McDonald. All in favor, none opposed.

Discussion of Turnpike wall: The noise from the turnpike seems to have increased lately. The Board discussed prior homeowner attempts to get the Turnpike Commission to build a wall. A study was done back in 2015 at request for former homeowner Ben Barnes. The new homeowner (Elizabeth Perry) at Quarry and Back Bay is asking the Turnpike Commission to build a wall. So far the Turnpike Commission has denied the request.

Motion to adjourn- 1st Mike Nowak. 2nd- Lola Torres. All in favor. None opposed.
The meeting adjourned, by unanimous decision, at 8:28 p.m.

Respectfully submitted,

Brenda J. Majdalani
Secretary SQHOA