

## SQHOA meeting: Minutes of July 11, 2018

**In attendance:** Brenda Majdalani, John Walczak, Jan Walczak, LeTasha McDonald, Michael Nowak, Ben Krasner, Lola Torres, Wes Thomas. Meeting called to order at 7:17 p.m.

- I. **Homeowner's Forum:** No homeowners other than Jan Walczak present.
- II. **Secretary's Report:** The June minutes (Secretary was absent for the June meeting) were circulated to Board members prior to the meeting. Motion to approve the minutes as circulated-Brenda Majdalani, Second- Mike Nowak. All in favor, none opposed. Minutes approved.
- III. **Treasurer's report: Nicole Reece absent.** The financial report was presented by President John Walczak. The monthly Balance Sheet and Profit and Loss Statement were circulated. The Board had no net income in the month of June. Expenses totaled \$6,166.41. Expenses included \$1,553.78 for landscaping and \$492.95 for utilities. \$3,133.79 for Special Projects. See June 2018 Profit & Loss Statement. Balance sheet figures were also reviewed. See June 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. No dues were paid in the month of June. The amount of delinquent dues was \$11,323.44 which included \$5,967.44 owed by Louisville Title/Trust for the lot at 7960 Quarry.

There are 6 accounts overdue for 2018. The Board will ask Erin to send out a final letter before pursuing liens.

Motion to accept financial report- 1st Mike Nowak, 2<sup>nd</sup>- Ben Krasner. All in favor, none opposed.

- II. **Architectural Report- Ben Krasner:** No new project requests were received. Ben suggested that the Board consider using yard signs to indicate to neighbors that the SQHOA reviewed and approved of a homeowner's project. This would reinforce to the neighborhood that all projects should be submitted and approved prior to any work beginning. Signs would not be expensive to create. It was noted that other subdivisions do this.

The Board discussed who would be responsible for placing and removing the signs. The Board also discussed how this would be perceived by the Rim Owners. Some

Rim Owners do not believe they are part of the HOA anymore, after having formed their own separate Rim Owners group.

La Tesha expressed concern that the signs would be contrary to the Deed Restrictions which limit the use of yard signs.

Brenda Majdalani suggested that the Board could also draft and send letters to homeowners who start projects without approval, advising the homeowner that their project, although not formally submitted to the Board is nevertheless approved or disapproved.

John Walczak suggested placing a list on the SQHOA homepage that lists neighborhood projects by address, their submission status, and whether or not approved. Discussion was had as to whether or not to allow homeowners to comment on the web page list of projects. It was expressed that if the Board kept the list on the webpage without homeowner comments, the Board and neighbors could use the information to track which projects are 'approved' or "approvable."

Based on the discussion, the Board approved looking into the development of yard signs.

- III. **Grounds Report- Lola Torres-** Lola reported that the Entrance at Salisbury Road has been fixed.

John Pogee likes the stoning that some homeowners have placed along the waters edge of some of the lots. He is still having some difficulty repairing the second fountain. The pond has been treated for algae. He is looking into natural additions that will help filter the water.

Lola Torres reported that the Gully has been filled in and the Gully project is nearing completion. An inspection was scheduled for Friday the 13<sup>th</sup> of July. The total spend to date is \$8,751.13. The estimated total expenditure will be \$12,700 including the new electrical box required by the inspectors, and also including John Pogee's bill. Extra expense was incurred when the county inspectors insisted that the electric box had to be changed to a commercial grade box. In upgrading the box, Toledo Edison's specifications were followed but Lucas County did not approve the box and required that it be replaced.

The Board also discussed the condition of the fencing at the front entrance. It was suggested that Board members schedule a walk by to inspect its condition.

**IV. Old Business:**

**Picnic update:** Nicole is working on the picnic. She has contracted for a port-a -potty and round tables.

**Deed Restrictions:** Erin's report was presented. Nicole was checking into the possibility of using software for this function.

**7960 Quarry Lot cleanup:** The farmer who originally quoted the Board a price, has now raised the price to \$3500. Nicole called the township and they committed to send to the owner of 7960 Quarry Road a letter notice to clean up their lot.

The meeting adjourned, by unanimous decision, at 8:19 p.m.

Respectfully submitted,

Brenda J. Majdalani  
Secretary SQHOA