

SQHOA meeting: Minutes of August 1, 2018

In attendance: Brenda Majdalani, John Walczak, Mike Nowak, Lola Torres, John Poggi, Andrew and Lori Acuncius, and Nicole Reece. Meeting called to order at 7:05 p.m.

- I. **Homeowner's Forum:** No homeowners other than Andrew Acuncius present. No issues were presented.

- II. **Secretary's Report:** The July minutes were circulated to Board members prior to the meeting. Motion to approve the minutes as circulated-Mike Nowak, Second- Lola Tores. 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 received \$750 of net income for the month of July. Expenses totaled \$5,732.75. Expenses included \$1,553.78 for landscaping, \$2,240.47 for utilities, which included \$1,600.61 for water & sewer charges. See July 2018 Profit & Loss Statement. Balance sheet figures were also reviewed. See July 2018 Balance Sheet.

- I. **Delinquent Account Review:** The Board discussed the current delinquencies in the payment of dues. There are still eight delinquencies outstanding. Three accounts were paid resulting in \$750 of income for July. The amount of delinquent dues was \$10,573.44 which included \$5,967.44 owed by Louisville Title/Trust for the lot at 7960 Quarry.

For the remaining accounts that are overdue for 2018, the Board will ask Erin to send out a final letter then begin the lien process.

Motion to accept financial report- 1st Mike Nowak, 2nd- Brenda Majdalani. All in favor, none opposed.

- II. **Architectural Report- Ben Krasner-absent:**

John Walczak is building a retaining wall. The request for approval for that project has been submitted to Ben. The goal is to level the grade of the back yard to make mowing easier after the pool was installed.

Motion to approve retaining wall project- Mike Nowak. Second- Lola Torres. All in favor, none opposed.

Concern was expressed about the Pergola behind Pergola at 7723 LoneTree. The Pergola is not painted, consists of 4 plain wooden posts, with shades. More information will be obtained from Ben about the original application for approval, to ascertain if the project as it currently stands, has been finished to the approved specifications.

The Board also discussed what to do about projects which are begun without Board approval. The Board discussed having Board members report such projects, and have Erin send letters to the property owners.

The Board also discussed and watched a demonstration of SmartWebs enforcement software (presented by Nicole Reece) designed for smart phones and/or tablets. The program will take a picture of the violation and mark it on a map of the subdivision. The program can also monitor Architectural project requests, as well as DR violations. The cost is \$50/month for DR enforcement and another \$30 for Architectural Control monitoring. The Start up cost (to set up the program and personalize it for SQHOA needs) is \$150.

John Walczak also demonstrated what could be done for free using our current software applications. The Board discussed and considered the pros and cons of each system.

The Board agreed to discuss the SmartWeb system with Erin to see if this program would be of use to her in monitoring SQHOA DR violations.

III. **Grounds Report- Lola Torres-**

Lola Torres reported that the Gully is nearing completion. An electrical inspection was scheduled for the coming week. Due to unforeseen issues with obtaining Lucas County approvals, the use of a second fountain in the pond is still uncertain at this time. Toledo Edison is coming out to replace the electric junction box- again. There will be an additional \$500-\$1000 expense for the electrician to re-run the wire to the new box. Ben was going to meet with the Kasminis to discuss the gully project and the fencing.

Concern was expressed about the expenditures for this project, as compared to other areas of the HOA which need upgrades (the fence at the front entrance, cul-de-sac landscaping).

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

The Board also discussed possible renewal of the landscape contract. It was learned that the vendor had expected to obtain the boulevard landscape project (which was previously tabled last year). As a result the vendor, expecting to get the project, allegedly reduced the price of this year's landscape contract. The vendor seems to be asking for more money on this year's contract since the project was tabled.

Brenda Majdalani requested copy of the landscape contract. Lola will look for her notes and minutes of the meeting last year when that contract was discussed. Upon receipt of these items, Brenda will give the Board her opinion.

Pond Update: John Poggi gave the pond update. String algae has been observed at the shoreline due to the heat. The presence of some aquatic weeds were noted, but these will not be treated as they help oxygenate the water. John will treat the water for the string algae at the edges. Some algae at the back of the pond will not be treated. John discussed the possibility of adding natural pond life to help the water quality- like tadpoles, and mosquito fish. We can obtain mosquito fish from the DNR for free. John will get us cost estimates on the price of adding other fish, such as big carp and tadpoles to the pond. John will develop a program for us, with a goal of making it affordable. The Board discussed the possibility of promoting fishing in the pond.

IV. Old Business:

Picnic update: Nicole is working on the picnic. The Fire Department requested that we obtain approval for the tents. Approval was obtained; tents will be put up, a port-a-potty and sink will be installed, along with two Bouncy inflatables. The picnic is Sunday, Aug. 5th from 1-5 pm.

7960 Quarry Lot cleanup: The Board was waiting to hear on whether or not the township would assist on the lot cleanup.

The meeting adjourned, by unanimous decision, at 9:15 p.m.

Respectfully submitted,

Brenda J. Majdalani
Secretary SQHOA