

SQHOA meeting: Minutes of September 5, 2018

In attendance: Brenda Majdalani, John Walczak, Wes Thomas, Lola Torres, Ben Krasner, and Laurie Acuncius.

Meeting called to order at 7:02 p.m.

- I. **Homeowner's Forum:** No homeowners present. No issues were presented.
- II. **Secretary's Report:** The August minutes were circulated to Board members prior to the meeting. Motion to approve the minutes as circulated-Lola Torres, Second- Wes Thomas. All in favor, none opposed. Minutes approved.
- III. **Treasurer's report: Nicole Reece (absent).** The monthly Balance Sheet and Profit and Loss Statement were circulated. The Board is on track with the present Budget. The Pond Maintenance budget is presently running under budget. There are a few more bills expected to come in from the Picnic. See August 2018 Profit & Loss Statement available online. Balance sheet figures were also reviewed. See August 2018 Balance Sheet available online.

A bill from T & L was received for the Gully project. It will be sent to Treasurer Nicole Reece for approval and payment.

Motion to approve Financials: Brenda Majdalani. Second: Lola Torres. All in favor. None opposed.

Delinquent Account Review: No change from last month.

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

IV. **Architectural Report- Ben Krasner:**

7715 Stone Hill- Request for approval of a pool. Approval was tabled so Ben could take a look at the proposal which was recently submitted.

7645 Indian Springs- project to replace existing siding with vinyl.

7640 Lone Tree- project to replace concrete slab for deck.

All in favor of approval of siding and deck project. None opposed.

The Board also discussed last month's demonstration of SmartWebs enforcement software 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.

Erin has reviewed the software and had good things to say about it. President John Walczak suggested the Board move forward with purchase.

Motion to approve- Brenda Majdalani.

2nd- Lola Torres. All in favor, none opposed.

V. **Grounds Report- Lola Torres-**

A few Board members met on a weekend to walk the front entrance fence and inspect its condition. A few places along the Quarry Road entrance need rail replacement. Access to some of the fencing along Salisbury Road is obscured by trees and would be difficult to access and repair/replace. The Board discussed replacing 3 or 4 of the broken rails along Salisbury Road. The front gate (metal) needed painting at the time of inspection. The Board also discussed taking out the sections of split rail on the east side of the stone gate- as it is leaning and not connected to the rest of the split rail fence. It appears to a decorative piece that is not needed. As of the time of the meeting- the front metal gate has been repainted. The Board discussed the need to plan for future replacement of some or all of the split rail fencing.

Motion to take down the two split rail fencing sections at the east of the stone gate- all in favor. None opposed.

Cul de sacs: Brenda Majdalani and John Walczak also toured the cul de sacs in the subdivision as the Board received some feedback that they could be updated. All but one, consist of a circular grass area with a light post and a large tree or 3 large bushes which have grown together to form one tree. Option to update include: pull the trees/bushes and plant the area with mulch and flowers; Stone the entire cul de sac (and leave the trees), or replace with flowering trees. The Board discussed sending out an online survey to residents about what residents would like to see done, if anything.

Pond Update: John Walczak attended a pond clinic in Waterville, and reported to the Board on the function of retention ponds and the ecologic necessity of keeping said pond in good condition. These ponds are designed to filter road debris and sediment out of the sewer/drinking water system. The ponds should be dredged every 5 to 10 years for optimum efficiency. John asked the expert giving the presentation to come sometime next year to inspect the condition of the Pocket Park Pond.

VI. Old Business:

Picnic update: The picnic was held and stayed on budget. 140 people RSVP'd/85 actually came resulting in a lot of leftover food. A suggestion was made next year, instead of a picnic, perhaps an ice cream truck could come to Pocket Park and the HOA would pay for a free ice cream cone.

7960 Quarry Lot cleanup: The lot has been cleared.

DR Violations: The Board discussed Erin's DR Report. Most of the violations are again mailboxes which need repair and garbage cans being kept outside.

The meeting adjourned, by unanimous decision, at 8:21 p.m.

Respectfully submitted,

Brenda J. Majdalani
Secretary SQHOA