

Salisbury Quarry HOA  
Meeting Minutes  
May 4, 2011

Attendees: Mike Nowak, Ann Stump, Karen Bates, Claudia Szczechowski

Guest Residents: Eric Geissler, John Herl, Alex Bandelar

Meeting was called to order

Treasurers Report:

The balance in our account is \$47,229.34 and we have received \$1200.00 in payments this month and had \$5100.00 in expenses. These are tentative figures because we do not receive the balance sheet from Remax until the end of each month. We are not including the amount for delinquencies at this time because a large amount of it is by the Mosses-Schlachter Group and they are disputing their delinquencies for the empty lots they own. They are in the process of supplying payment histories to Remax because they are claiming that Gerdenich did not keep accurate records and constantly made mistakes applying the payments accordingly.

Welcome Committee:

No report at this time.

Grounds:

Front Lighting:

We will now locate an Electrician to address the electrical problems we are having with the front entrance lighting that is suppose to light up the Quarry sign. We believe the wiring was cut by the company that landscaped the islands but we were having some issues prior to that also. It will have to be dug up and the wiring will need to be replaced and the box checked to make sure it is working properly. All the old spot lights on the islands will be removed and capped off because they are not needed.

Fountain Update:

Aqua Ponds contract has been renewed for 2011 and he will now order the chemicals needed for our first treatment for Spring. The fountains have been installed but we are still having problems with the South fountain but hope to have it put in soon.

#### Pocket Park:

Pro Edge has submitted an estimate to repair the cut sprinkler line done by Aqua Pond last year when doing some work on the electrical for the fountains and aeration. The amount was \$305 plus tax which will also include repairing the area with top soil and grass seed. Aqua Pond has agreed to pay for the repairs and the amount will be deducted from the balance we will owe them for the chemicals for our first Spring application. We will also put new locks on the control box so not just anyone can gain access to it.

#### Trees:

There are a total of 10 trees that are missing from some properties along the road that are required in our subdivision. This has been an issue for some time now and we have had several disputes from homeowners over this. We are deciding if we should just go ahead and use association money to purchase them and have them installed. At this point in time we are going to wait and discuss it again closer to fall. This will give us a better idea if we will be able to afford to do it this year or not. We are suppose to collect \$60,800 a year in dues but we have not been collecting that.

#### Cameras:

The problem we need to address is we need to feed the data from the cameras some where, either over the web or to a hard drive so that is the real catch with this. The residents have networks, but in the Quarry itself we do not. We might have to set up a network just for HOA use. We would need wifi router access points throughout the neighborhood. We would also need a DVR and the software to run it and a large hard drive. We would have to purchase a server and then decide where to put it, and who would then maintain and manage it and log into it. We have allot of issues to work out to be able to make this happen. Resident Alex Bandelar will get with Eric Geissler to discuss having the company that set up Sun Oil with their cameras. Eric is going to purchase one camera and mount it on his house for us to test, he is at a good location to do so.

#### Website:

April minutes have been posted.

#### Non Profit Taxes:

The Accountant was given all of the paperwork that we could collect and needs time to sort through it ,but he did say we will have some penalties due to the taxes not being filed for 3 years.

#### Decals for Vehicles:

The Board has voted on a design and they will be ordered. Ed will start delivering them as soon as they come in, hopefully everyone will put them on their vehicle.

#### New Business:

#### Raising Pond Level:

Our biggest problem with the pond is the water level is to low, especially at the South end by Pocket Park. It is to shallow for the fountain and it would be to costly to have the pond dredged. There is an overflow pipe down at the far end that can be blocked off so we can raise the water level. Our President contacted the zoning commission and inquired if we were aloud to do so and they had no problem with us doing this as they have no control over this. We will now look into what will be needed to be able to construct something that can be adjusted when needed, but will be secure in not moving on its own. We will have to be careful to watch the water levels at the shoreline to not let them get to high to cover the run off pipes for property owners. Resident John Herl will access this for us and let us know what we would need to do.

#### Complaints:

#### Pool Fence:

Mike Nowak spoke with Monclova township about the lack of fencing around a pool at 3211 Millstone Ct. This has been a problem for a while and has not been taken care of, which was not the associations doing. This is a county issue and they have claimed they will send a letter to the homeowner and pay them a visit personally . They will also make contact with the county Prosecutor and further discuss this due to the seriousness of this safety issue.

#### Uncut Grass Complaints:

We have had several complaints about residents not getting their lawns mowed and one was for 3235 Pepperidge Ct. They were contacted by phone and they apologized and said they were having lawnmower issues but were going to get it cut.

Architectural:

2944 Long View is asking for approval for a split rail fence and will submit a diagram to our committee .

3102 Quarry has submitted a landscape diagram for his waterfront side to blend it in with the new construction that was built next to him that changed the elevation level between the yards. It has been approved.

John Herl has joined our architectural committee, so we welcome him.

Meeting adjourned at 8:30pm.