

## Salisbury Quarry Meeting Minutes November 3, 2010

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

### Introduction Of Guest:

Shawn from Aqua Pond was asked by the Board to attend our meeting. We asked him how much progress we had made this year since we started his services with chemical treatments to the pond and adding a filtration system and modifying the fountains. Shawn was fairly pleased with the progress that has been made and he believes that on a scale from 1-10, with 1 being the worst we are at about a 4. Shawn claims a big part of our problem is due to the shallowness of the pond. The average ponds depth should be around 8ft or more and our deepest point appears to be around 4ft which is on the back side by the turnpike. Most of the other areas are about 1ft and for several reasons this is a huge problem. This is not deep enough for the large fountains we have which is why we had to modify them by cutting off the tops and changing them to lay horizontally. He suggests we should have the pond dredged by an excavation company which would be very costly. This would keep the sludge down at the bottom instead of what we have now which is every time we treat the water the weeds and algae keep accumulating at the top and making the water more shallow. The association does not have enough funds at this time to take on this kind of project due to all the other projects we had to deal with this year. We have chosen to continue with the treatments which will prolong the dredging process. Shawn also assessed the fountain that we were having problems with late this Summer due to it being hit by lightning. He believes that a cracked over ring is the problem and has ordered new ones for it. So hopefully this will solve the problem with very little cost. Shawn also said that our oxygen levels are very good now, compared to where we started. We asked Shawn to prepare a proposal for his treatment plan for next year so we could look it over before we add it to our 2011 budget.

We also brought it to Shawn's attention, that when they were digging the trench on Pocket Park they cut the sprinkler line and we did not know this

until we had the system winterized. We did notice during the picnic that the lawn was soaked and could not understand why because the sprinklers had been shut off the day before. Shawn claims he was not aware that the line had been cut, but being they were the only ones that had been working on the property it was a given. He agreed to pay for the repairs come Spring but we have to get 3 estimates first which we thought was fair. Until this is taken care of we will not sign the 2011 renewal contract with him. Chemical treatments for Spring cannot start until the water temperatures reach 55 to 60 degrees so we should be able to have the sprinkler line repaired before we need to start treatments.

Meeting was called to order

#### Treasures Report:

It appears we have around \$16,000.000 left in our account at this time. We had allot of expenses this year for the fact that allot of things were neglected throughout the years and needed to be dealt with. Another reason for the lack of funds is due to many residents are in arrears with their dues. We are in the final stages of finishing the budget for 2011.

#### Old Business:

##### Grounds:

1. A bid for snow removal was submitted by the Pro Edge Co. for this winter. It has been accepted and they will continue to work for us.
2. The sprinkler system update on the entryway island has been put on hold due to lack of funds because it would be a costly expense . Also being that the streets are suppose to be redone this next year we do not know how this will affect us with curbing and such so we cannot take a risk of the new system being damaged. Mike and Chuck plan on raising and replacing the bad sprinkler heads themselves to keep the system functioning properly in order to cut costs until we can afford a new system. We all appreciate their efforts in doing this for the community and sincerely thank them.

#### Street Light Update:

We have received the bids to replace the missing light at Quarry Rd. and

Joshua. It is going to cost a bit more then we hoped but it needs to be addressed as it has been out for several years and we have received many complaints from concerned residents. One of the homeowners had been broken into due to the lack of lighting at that corner. A few estimates were turned in and Northwest Electric has been chosen to dig the trench, remove the old pole, the concrete base and run the 150 ft of wiring and pvc pipe to the closest light and tie them in together. The cost for them is \$2100 and Toledo Edison will supply the light fixture and new post and acquire the work permit for the cost of \$2900 so the total cost is \$5000. It should be completed by the end of November hopefully.

#### Website:

1. We have had several inquires about why residents are not being able to get access to the new information on the website. We are in the process of constructing a brand new one which means that the old site cannot be updated anymore but it will allow residents to email the HOA with questions and comments. So we can still access the e-mails at least.
2. It was suggested that we put a sign at the entrance notifying residents that our website is under construction and it should be up and running soon.

#### Remax Changeover:

As of November 1,2010 Remax is our new management company. They are in the process of organizing all of our records ,information and such that they received from Gerdenich. They are going to simplify all of our information by updating it to a new system so it will be easier for us to understand the statements that we will receive monthly from them. Once they have finished this process they will then send out a letter introducing themselves to the Quarry community. When the annual statements go out they will also ask homeowners for updated contact information such as e-mail and phone numbers so when we are able to update the directory we will have the new information.

#### Collection Of Dues:

We have decided to change our process in collecting delinquent dues since just placing liens on properties is not recovering any of the funds. We have consulted with our Attorney on how to go through the court system and

what steps we need to take to do this. The first step is to make sure we have placed liens on all the properties in arrears and then our Attorney can file suit within the court system. The Judge will then determine how the HOA will receive their funds weather it will be through wage garnishment or other venues. Once we have received the delinquent dues the liens will then be removed.

#### Deed Restrictions:

1. The homeowner at 2908 Long View will be notified by mail about his commercial truck being parked in his driveway which is in violation of our R&R's. He has recently received a copy of them and e-mailed the website inquiring why he received them. We recently delivered a copy to all the new residents. He is a newer resident but it seems he has been in violation before for a camper and trailer being parked in front of his home.
2. 7930 Quarry Rd. appears to be doing a patio replacement and has not notified the HOA of their plans so we will be looking into this.
3. 3211 Millstone still has not totally fenced in his swimming pool and he has been notified of this issue in the past. We will contact Monclova township to follow up on this as they have said it was suppose to be turned into the Prosecutors office.
4. 7703 Stone Hill will be sent a letter for parking vehicles in the road which has been an on going problem for about 2yrs and they continue to ignore the notifications sent to them by the HOA.
5. We have decided to wait until Spring to deal with the residents who still have not planted their trees by the road.

#### New Business:

##### Adopt a Family:

We do not have a Family chosen yet for our annual Christmas family adoption but hope to have one shortly as the holidays will soon be upon us.

**Christmas Decorations/Guardhouse:**

The guard house has been thoroughly cleaned and an inventory has been taken of our holiday decorations. All of the wreaths have been redone with new bows, and ornaments have been added to them and some of the lights were not working and had to be replaced. They were in bad shape, and looked old and plain and were not worthy of this neighborhood. Now we won't be ashamed of our Christmas decorations at our entrance. Remember, first impressions are important.

**Deed Restrictions Insert:**

We have decided to put a copy of the D & R's in our welcome baskets to new residents. It seems that most of our new residents are not receiving a copy when closing on their properties so they have no idea of our rules and regulations in the Quarry.

**Meeting Adjourned at 9:45pm.**