

# **ABERDEEN COMMUNITY MASTER HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES**

*June 13, 2013*

## **Attendance:**

Present: Norm Blum-Fairways, Bob Poelking-Greens, Judith Franz-Highlands, Jim Bemer-Vistas, L. Ross-Eagles, Kathy Retz-Legends, Larry Mihevic-Estates, Sandy Turner-Villas, Tom Schultz-Golf Views, Tim Skola-Village, Tom Oschip-Stonewater Golf Club, Ed Donnelly, Western Reserve Property Management

City Council: Cathy Murphy, Ward 1; Leo Lombardo, Ward 2; Robert Mastrangelo, Ward 3, Chuck Rinello, Representative-At-Large

## **Call to Order:**

Meeting was called to order at 7:15 p.m. by Norm Blum.

Quorum confirmed with 50% present or by proxy and Proof of Notice read.

## **Approval of Minutes:**

Motion was made by Alyce Kasper-Village to waive reading the minutes of last year's annual meeting; seconded by Leeanne Poelking-Greens and approved.

## **President's Report from Norm Blum:**

- Our community is growing. We are no longer a community of empty nesters; we are attracting young families. Please maintain your speed when driving on our streets.
- Vandalism has increased at the Community Center, locker rooms and on the walkway benches. Please be aware and contact the police department if you see something suspect.
- No second pool will be built, as the association owns no extra land. The Board is assessing the current pool and our options.

## **Board Report from Sandy Turner:**

It has been smooth sailing!

- Capital Reserve Study is in place
- Tennis Court
  - Privacy screening added
- Pool
  - Awnings to provide shade installed
  - Please remember to show your pass to the lifeguard
  - Contact Sharon at Western Reserve Property Management for passes
- Community Center
  - Shrubbery added
  - Carpeting replaced
- Pulte Homes building new homes at Aberdeen
- Web site creation
- Board remains committed to the association; thanks to Western Reserve Property Management

**Treasurer's Report from Bob Poelking:**

- Our Capital Reserve Fund has increased from \$478,723 to \$562,115, with a \$4,200/month contribution. Investments are at three FDIC-insured institutions.
- We have contributed \$31,000 to Income.
- Summer expenses are historically heavy (pool, mulching, fertilization).
- Natural gas expenses have decreased over the last few years.

**Board Report from Larry Mihevic:**

We have launched the Aberdeenhwa.com web site:

- Detailed information for each neighborhood
- Recreational facilities information
- Governing documents on line
- Community Center calendar (only to check availability; still need to call to reserve)

**Property Manager's Report from Ed Donnelly, Western Reserve Property Management:**

- We have reached most goals in the last four years and are financially sound; fees were lowered.
- Funds have been diverted to Pool Maintenance from Reserves for possible expansion.
- Shrubs and bushes will be planted at Minor Road & Bishop Road entrances.
- Canopy, awnings, and screening have been added to the pool and tennis court areas.
- It is a pleasure to work with the Board of Directors.

**Guest Speakers:**

Tom Oschip – Stonewater Golf Course

- The Stonewater Grille is open to the public.
- There are currently 275 members in the Golf Club.
- The golf course is looking beautiful.

Cathy Murphy, Highland Heights City Council, Ward 1

- The city is in excellent financial condition with \$7.5MM in the fund.
- Budget authorizes \$1.4MM in capital expenses.
- Aberdeen Boulevard concrete to be completed this summer.
- Tree replacement on tree lawns to be completed in late fall.
- Minor Road (county road) reconstruction project scheduled for next year. The county awarded the city \$1MM and the city will fund the remaining \$2MM.
- Catalano Corner to be developed. Tenant will be in by January 2014.
- Kemper House assisted living facility development upcoming.
- Airport expansion update – environmental study being done. Highland Heights needs to stick to 2010 proposal. A decision will be made in the spring.
- Council election process will be revised to stagger terms.

Chuck Rinello, Highland Heights City Council, Representative-At-Large

- Introduction and personal biography
- Is also a Safety Service Committee Member
- Summer calendar mailed to residents
- A semi-annual meeting will be held in August with the police and fire departments at the Highland Heights Community Center

**Old Business:**

None

**Good & Welfare:**

- Mike Conley-Estates: Expressed concern about excessive speed on streets. Please slow down.
- Frank Kirschner-Fairways: Thanked the Master Board for their efforts.
- Krishna Laincarta-Highlands: Thanked Judy Franz for her Board efforts. Asked council members if there are any plans for a gym and/or indoor pool. Cathy Murphy responded yes, through the school. Asked if concrete or asphalt would be used for Minor Road project; response was asphalt.
- David Dennis-Village: Stated that the entrance at Burwick Road looks bad.
- Howard Zecher-Waterford: Asked if Stonewater Golf Club offered discounts to Aberdeen residents. Tom Oschip responded there are no plans to offer them at this time; however, there are promotional rates for golfers.
- Bob Forniti-Golf Villas: Doesn't see golf course improvements from last year's complaints. Also suggested squad car on streets to ticket speeders.
- Joanne Taylor-Williams-Estates: Thanked Board and council representatives for fine job. Asked council if dead trees on tree lawns can be addressed early. Also stated that pool passes should be sturdier.
- Gary Moskowitz-Village: Asked if there will be a resident directory on the Aberdeen web site. Larry Mihevic responded no because of privacy issues.
- Ed Freeman-Fairways: Stated that Stonewater Grille service is slow. Also, the golf course should be promoting different types of memberships. Has made web site suggestions and has not received a response. Also, the tennis court is not being promoted.
- Joe Novak-Legends: Thanked the Board for adult swim times at the pool. Asked that the dead trees be replaced. Also stated that speeding occurs between 4:30 and 6 p.m.
- Merle Davis-Fairways: Stated he went to the Revisions Board for a property tax reduction. Asked council to work on lowering his property taxes. Cathy Murphy responded that it is not the city; rather it is the levies.
- Leeanne Poelking-Greens: Stated that street signs are cut; response that they are being repaired. Also stated that a fence is down west of Golf Villas.
- Mark Ricchiuto-Golf Villas: Stated that the Golf Villas is looking at new management companies. Regarding Stonewater Golf Club, stated that they are not maintaining the rails, the pump is not running in the pond (stagnant water), the rock piles are still sitting, and weeds are 18" tall. Tom Oschip responded that the irrigation system is being replaced and that he will communicate to the Board when projects are completed.
- Elayne Silver-Fairways: Stated the National Senior Games are on July 18 and that this would be a great opportunity to make repairs and improve the golf course's appearance.
- Bob Forniti-Golf Villas: Stated that the Stonewater Golf Club manager should attend Aberdeen Master Board meetings.
- Kathy Retz-Legends: As a new Board member, thanked the Board for their help and reminded residents all that the Board contributes on their own time to the community.
- Mark Ricchiuto-Golf Villas: Asked Tom Oschip to coordinate a meeting time with his manager and Aberdeen Master Board members.

**New Business:**

Rich Weiner-Village: Whereas a request for a motion to be made for the Board to contact the county to contest the airport expansion due to increased noise and decreased property values. Cathy Murphy stated that a letter was also being sent from the Mayor to the county stating that the City of Highland Heights wants no roads moved.

A discussion ensued, including Paulina Rosewater-Waterford stating that there are early and late violation flights. Cathy Murphy responded that residents need to report these violations. Larry Ross-Eagles asked why Cleveland Hopkins Airport and Burke Lakefront Airport cannot be combined. The response was that the decision from 2010 is that Burke Lakefront Airport will remain a separate airport.

A motion was made and seconded, and all were in favor that the Board contact the county to contest the airport expansion.

Adjournment: Motion made by Elayne Silver-Fairways to adjourn at 8:40 p.m.; seconded by Frank Kirschner-Fairways and approved.

Respectfully submitted,

Sharon Konopka  
Western Reserve Property Management