

# ABERDEEN COMMUNITY MASTER HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES

*June 18, 2014*

## **Attendance:**

Present: 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, Robb Reinker-Village, Tom Oschip-Stonewater Golf Club, Ed Donnelly, Western Reserve Property Management

## **Call to Order:**

Meeting was called to order at 7:08 p.m. by Bob Poelking.

Quorum confirmed with homeowners present or by proxy and Proof of Notice read. Bob briefly explained that the Aberdeen Master governs the overall total community including the pool, tennis courts, walking trail and esplanades at either end of the street.

## **Approval of Minutes:**

Motion was made by Bonnie Quagliata-Fairways to waive reading the minutes of last year's annual meeting; seconded by Jerry Jankowski-Golf Villas. Motion passed.

## **Board Report:**

Sandy Turner read a summary of the previous year's activity.

## **Treasurer's Report from Larry Mihevic:**

- Currently \$57,523 in cash and savings part of which is an insurance claim due to a flood in the community center.
- Reserve Study is done every couple years to determine useful life and replacement cost. Currently have \$632,499 in Reserves; we are in excellent financial shape.

Bob Poelking announced that there would be no guest speaker as he anticipated there would be additional questions from Waterford residents.

## **Old Business:**

- The only Old Business is the airport expansion which would be addressed later by Cathy Murphy.

## **Good & Welfare:**

- Leanne Poelking-Greens: Thanked the Master Board for plowing walking trail.
- Bob Moss-Villas: Minutes should be posted on website. Bob Poelking advised this issue to be brought up in New Business.
- Jim Busher-Greens: Trees replaced last year are dead already. Bob responded that the City is responsible and they are under warranty. City is working with contractor for immediate replacement.
- A resident asked: Who should tennis court issues be addressed to such as cracks and tennis net too high on one side of western court. Appreciate the waste baskets but can benches be added also. Also baby pool area needs an umbrella. Bob responded that we are in the process of scheduling crack repair and the whole pool situation will be reviewed at the end of the season. Question also asked if the golf course can be sold to a developer – no.

- Question regarding budget – budget is available on the website.
- Ester White-Fairways: Can community center be open one day a week for i.e. scrabble, cards, etc. Bob responded that there have been issues with property damage in the past. Tom Oschip (SGC) advised that Stonewater is available to use.
- David Dennis-Village: Asked status of Miner Road widening. Bob referred question to council members in attendance.
- Bob Gunther-Village: Asked about status of Hovnanian Builders. They are working with the city and there is no Model yet. Judy Franz commented that she has viewed the Concord models and was very impressed. Not sure if final building plans have been approved.
- Vince Lombardo-Village: Third consecutive year with microphone problems.
- Barry Sadowsky-Eagles: Second green infested with poison ivy. Tom Oschip will pass info on to golf course management.
- Howard Zecher-Waterford: Speeding within Aberdeen is an ongoing issue. Need to slow down traffic on East Legend Court. Bob feels resident has a valid point. Meet with Bob after meeting to try to do something about this. Cathy Murphy stated that she would bring it to the attention of the mayor and police chief.
- Allen Steinberger-Village: The entrance to the Village off of Burwick looks very bad—dying plants, porto-potty, etc. Tom Oschip informed residents that Village Board has communicated with Stonewater. They are interested in adding trees and Stonewater will partner with them on this project.
- Joanne Taylor-Williams-Estates: Thanked the Master Board for all their hard work. Asked if flags could be put up throughout community; get-togethers as a community; possibly get food truck into development by pool. Also questioned why street signs are maintained by Master Association but beds are not. Will review at Board meeting. Another homeowner asked for Master Board's decisions to be posted on the website.
- Claudine Manesse-Golf Villas: Asked if new bike stands could be added by pool area.
- Jeff Weiler-Fairways: Does Fairways have a rep on Master Board; can homeowners show up at Master Meetings. Fairways does not have a rep-he resigned. Meetings may be attended by all residents. See website – calendar – for meeting dates.
- Rosemary Lips-Legends: Latch on baby pool not working. Fixed.
- Howard Silver-Fairways: Why aren't they checking passes.
- Brian McHugh-Waterford: Appreciate insight and info presented by Board. Bob invited Waterford homeowners to see him after meeting.
- Kim McKee-Waterford: Possible dog waste receptacle along walkway. Dog owners' responsibility to pick up waste.
- Mike Conley-Estates: Would like clock at pool – already is there. Mike also requested that everyone slow down and lead by example. Minutes should be posted on website. Street lights on Aberdeen not operable – City issue with CEI. Can report via CEI website.
- Amanda English-Estates: Follow-up on speeding. She talked to the chief after a council meeting which resulted in speed sign being installed. Would also like to extend pool hours; possibly have Adult swim only in morning; possibly remove lap lane or restrict its hours. Possible swim lessons thru Metro Pool; extending pool closing thru September; utilize eating area behind rec bldg..
- Lee Ross-Eagles: Speeding issue-if all resident here drive 25 mph then that will slow down the other drivers.
- Kathy Retz-Legends: Good to see everyone here caring about our community. Board volunteered over 2,000 man hours this year. Thank you to the city for their help.

### **New Business:**

Mike Conley-Estates: Made a motion to post minutes from all meetings on the website. Seconded by Howard Silver-Fairways. Motion passed.

Mike Conley–Estates: Made a motion for Master Association to approach the city to have a formal traffic study done. Seconded by Gary Moskowitz-Village. Motion passed.

Amanda English-Estates: Made a motion for pool hours to be extended. Seconded by Joanne Taylor-Williams-Estates. Motion passed.

Joanne Taylor-Williams-Estates: Made a motion for Adult only swim at Master Association discretion. This will be added to the board discussion.

Councilman Cathy Murphy gave us an update on items:

- Proposal #23 has been selected for the airport expansion which will cost approximately 43 million dollars, will start in 2016 and is a four year project. No roads will be moved and it will include safety enhanced features. Bigger planes will not be coming in. Cathy stated that the public's input was vital to the decision and thanked everyone for their help and support.
- Street trees are the city's responsibility and are under warranty. They will be replaced within the next month. The contractor has also assumed responsibility of watering.
- Catalano update: a TNT tanning salon has been added and there are plans for a possible restaurant. 10,000 square feet left.
- Will work on traffic issue.
- Street lights have a number on them. Please contact the city's service department or CEI (CEI has a website to report these items).

Councilman Leo Lombardo gave an update on Miner Road expansion. It will be expanded from 9 feet to 11 feet with a 1 ft shoulder on either side. Ditches will be filled in. Delay was caused by financing issues. Rather than starting in the fall and then completing next year, the expansion has been postponed to the spring so it can be finished in one season. Resident asked if Aberdeen Road will be used as a detour – unknown at this time. A public meeting will be held and a mailing will be sent to all resident. A representative from the Master Board is welcome at the meeting.

Bob Poelking again extended an invitation to Waterford residents to see him after the meeting.

Adjournment: Motion made by Leanne Poelking-Greens and seconded by Jerry Jankowski-Golf Villas to adjourn meeting. All in favor – meeting adjourned at 8:25 p.m

Respectfully submitted,

Patti Bonvissuto  
Western Reserve Property Management