

ABERDEEN COMMUNITY MASTER HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES

June 23, 2016

Attendance:

Present: Bob Poelking-Greens, Judith Franz-Highlands, Kathy Retz-Legends, Sandy Turner-Villas, Tom Schultz-Golf Views, Robb Reinker-Village, Brian McCue-Waterford Rep, Whitney Neidus-Stonewater Golf Club, Ed Donnelly, Western Reserve Property Management

Call to Order:

Meeting was called to order at 7:07 p.m. by Bob Poelking. A quorum was confirmed with homeowners present or by proxy and Proof of Notice was read.

Approval of Minutes:

Motion was made by Michael Lowrey-Greens to waive reading the minutes of last year's annual meeting; seconded by Lisa Stikkan-Golf Villas. Motion passed.

President's Report:

Bob explained that as of October 2015 90% of our lots were sold which according to the Bylaws & Declarations means we have the right to govern ourselves. We currently have 669 homes with several pending sales. Bob also explained how the meeting would proceed with different committees giving their reports and then an open forum for homeowners' questions and concerns. Bob briefly explained that the Aberdeen Master governs the overall total community and only those items would be addressed at this meeting.

Treasurer's Report:

The report was given by Ed Donnelly on behalf of Mike Conley. With the fees you pay, approximately \$52,000 a year is contributed to the Capital Reserves. Reserves are used for major items and are funded with the intent of avoiding an assessment. Currently have \$52,921 in Operating and \$676,189 in a money market account. Difference in figures from last year is due to some major expenditures including resurfacing of walking path at a cost of \$67,000, exercise equipment and a defibrillator. Several reserve items are almost fully funded and the contribution to them is minimal. Future plans include possibly enlarging pool, roadways and maintenance of signs (this item assumed by Master to maintain uniformity). Capital Reserve funding is currently being reviewed and we should have a report within the next 10-12 weeks. Community is very sound financially.

Social & Enhancement:

Judy Franz explained the Social Committee was started approximately 1 ½ years ago. Many events have been hosted including several fashion shows, Sinatra show and a clam bake. Judy acknowledged the members of the committee and thanked them for their hard work and also thanked the models from the fashion show. The committee has also been working on upgrading the community room which includes granite countertops and pictures.

Landscaping Committee:

- Lights to be installed before fall
- Bishop Road and entrance will be upgraded similar to Miner Road
- Soliciting bids to clear underbrush by community center
- Painted oval signs as needed
- Walking trails

Web Committee:

- Continuing work on the website which has been separated into 3 sections: public, owners and board.
- Password approach for owners and board sections is being reviewed.

Architectural Control Committee:

- Since emancipation we now have control of our community
- Formed five member committee as of January 1, 2016
- Guidelines require an application along with topographical map, pictures, specs and approval from local neighborhood
- If interested in making modifications, please visit homeowners website: Aberdeenhwa.com.

Stonewater Update-Stu Neidus:

- Major enhancements have been made to upgrade the food, service and atmosphere
- Championship golf course which includes leagues and golf shop
- Grand re-opening was a great success.
- Movie Night (Sandlot) is planned for July 3 with other events to follow.

Good & Welfare:

Bob reminded attendees that this is a Master Association Meeting.

- Joel Edelstein-Legends: Ongoing issues with maintenance area of golf course and debris, trash and overgrown areas; also KHOV signage.
- Frank Kirchner-Fairways: Lives in corner home with wood fencing that is rotted and falling down. Stu will review.
- Leanne Poelking-Greens: Dog walkers need to pick up after their pets; bridge opposite greenway court missing stones; beds full of weeds; 8th tee beds need attention.
- Bob Cuthbert-Village: Split fence on Aberdeen Blvd – rail rotting and falling down; by 16th tee box dead small trees/high shrubs
- Larry Mihevic-Estates: Pickle Ball is fastest growing sport and anyone can play. Spare equipment is available in exercise room if residents want to try playing.
- Debbie Lazarus-Greens: Bridge – flagstones missing.
- Marie Harmon-Estates: Would like flags displayed for holidays. We have arrangement with Boy Scouts to display flags at the entryways on national holidays.
- Cindy Locker-Legends: Questioned Architectural Control Committee guidelines. Bob advised all homeowners are part of the community and must adhere to the documents.
- Marc Kaplovitz-Vistas: East side by pond on Aberdeen gets gunky; possibly removing branches that restrict flow of water would help.
- Pam Evans-Highlands Doggy bag receptacle. Bob advised that board has discussed in great detail but felt it would not be effective. Where do you put containers? Ms. Evans also stated friends from St. Louis very impressed with Aberdeen.
- Jeff Weiler-Fairways: Are ACC meetings open? Robb responded committee is not opposed to this, however, they currently do not have set meeting dates as they are handling requests as they are received.
- Arlene Loconti-Fairways: Powerwashing homes – refer to individual association.
- Cindy Xin-Village: Many attempts to contact golf course regarding dead trees in back yard—would like to clean themselves. Bob Poelking responded that if it's on the golf course property they must address. Stu will contact homeowner.
- Martha Diemer-Vistas: Inquired about Stu's commitment to Stonewater Golf Course. Stu responded that he has invested financially and also his family is helping him run Stonewater.
- Nancy Kosmin-Golf Views: Pond at Bishop end is full of scum; manhole cover in front of tennis courts has sunk and water collects; some curbs that were lifted at entrance by

community center are not level anymore. Also requested garbage cans be put out – Bob advised that Board has decided not to do so at this time. Also Mobile should stop blowing/cutting grass around path when walkers come by.

- Paul Murphy-Legends: Complimented Stu on Stonewater. Also requested a basketball court by the community center; offered to get pricing.
- Helene Krasney-Village: In Villages right past maintenance building there is a swampy area – needs to be maintained.
- Mark Ricchiuto-Golf Villas: Backyard is by 1st tee – thanked Stonewater for work that has been done.

As there were no further questions/comments, Bob Poelking thanked everyone for their input.

Old Business:

- Signs on Aberdeen have been replaced
- Due to cost Board determined they will not be adding lights on tennis courts
- Due to vandalism at the pool and community center security cameras have been installed covering these areas

New Business:

- Motion made by Joel Edelstein to have KHOV respect their property and remove temporary signs; seconded by Bob Cuthbert and carried. Board will consider. Bob also explained open house signs are permitted only on Saturday and Sunday during open house time.
- Motion made by Larry Mihevic to add an additional committee to keep the community green which would include weekly pickup of trash and debris. Seconded by Frank Kirchner and carried. Board will consider motion.

Update from Council:

Kathy Murphy gave an update on the airport. During RNC (July 18-21) the “no fly” (11 pm to 7 am) is being suspended. Be prepared for a lot more traffic and flight changes. Phase I of the Improvement Plan by Richmond Road area is almost complete. Funding for the next phase has not been secured. On Highland Road the water main project will begin the end of August and span over two contracting seasons. Cost of the project is 3.4 million with a grant from the state in the amount of \$850,000 and a 20 year interest free loan for 1.7 million.

Adjournment:

Motion made by Gerald Jankowski-Golf Villas and seconded by Larry Edelstein-Legends to adjourn meeting. All in favor – meeting adjourned at 8:44 p.m.

Respectfully submitted,

Patti Bonvissuto
Western Reserve Property Management