

ABERDEEN COMMUNITY MASTER HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES

June 22, 2017

Attendance:

Present: Bob Poelking-Greens, Judith Franz-Highlands, Kathy Retz-Legends, Sandy Turner-Villas, Tom Schultz-Golf Views, Jennifer DiLalla-Waterford, Mike Conley-Estates, Jeff Sherman, Eagles, Ed Donnelly, Western Reserve Property Management

Call to Order:

Meeting was called to order at 7:03 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 Richard Weiner-Village. Motion passed.

President's Report-Bob Poelking:

Bob reported that it has been a busy year. Many updates were completed at the Community Center. There were two items of Old Business from last year, one being to remove the temporary K Hovnanian signs, which was done. The second item, weekly volunteer pickup of trash and debris, has not yet been completed. A committee is being considered.

Treasurer's Report-Mike Conley:

A Capital Reserve Study was conducted last year, which noted many items in the Community Center that required attention. A committee was formed, and all items were completed: roof, siding, gutters, trim and parking lots. All Reserve accounts were fully funded to pay for these improvements. The Capital Reserve account is still healthy at \$634,639. There is \$33,922 in our Operating account.

Web Site Committee-Mike Conley:

Significant changes were made to aberdeenhoa.com web site, such as creating a log in screen for owners only. Homeowners can now view association documents and the community center calendar.

Landscaping Committee:

The committee, headed by Jim Bemer, completed the landscaping at the community center island, as well as Miner and Bishop Roads. Lighting was also installed.

Architectural Control Committee:

The Architectural Control Committee, chaired by Robb Reinker, maintains the uniformity of exterior modifications, such as decks and patios. Meetings are held one or two times a month to review requests for compliance to regulations.

Social Committee-Judy Franz:

A successful jewelry show was held, and a fashion show is upcoming. Fashion show models will include committee members.

Enhancement Committee-Kathy Retz:

The Enhancement Committee was in charge of redecorating the Community Center interior, which included new commercial grade furniture (3 love seats and six chairs) and protective window film. Kathy thanked Judy Franz for coordinating the art work, consisting of one photo donated by Mary Valvada with the remaining photos taken by Judy and Leanne Poelking. Kathy also shared an amusing story of a happy family who held all of their family events at the Community Center.

Guest Speaker-Judge Mary Kay Bozza:

Judge Bozza spoke about cases heard in Highland Heights and surrounding communities. She hears many theft cases involving local shopping centers and made suggestions on how to be safe in the community.

She shared stories about some of her cases, including recent ones involving heroin abuse. She has formed an outreach group to rehabilitate abusers and expressed the need for families to help in their rehabilitation. She has also formed a group to help educate senior citizens on telephone and computer scams. Judge Bozza shared that when she began as a judge for the community in 1999, there was a \$90,000 balance and that she has eliminated the entire deficit. She closed by inviting community members to her courtroom.

Good & Welfare:

Bob reminded attendees that this is a Master Association Meeting. He explained how the 11 neighborhoods are set up and what they are responsible for, as opposed to the Master Association.

- Joel Edelstein-Legends: Ongoing issues with maintenance area of golf course and debris, trash and overgrown areas.
- Renard Esperanza-Village: Suggests Declarations & Bylaws should be on Aberdeen web site.
- Delores Bozza-Eagles: Asked landscaper if tree debris can be picked up on golf course.
- John Hogan-Legends: Agreed that the golf course debris was a concern. Also inquired about the Aberdeen Boulevard construction. Bob responded that this is a city-dedicated street and that the city is currently making repairs.
- Arlene Loconti-Fairways: Thanked the Landscaping Committee for enhancing Bishop Road.
- David Dennis-Village: Concerned about the raccoon population explosion.
- Dustin Souers-Waterford: Playground bench is sunken on right side. Ed responded that additional cushioning material was added and equipment was power washed. He will look at the bench.
- Leanne Poelking-Greens: The islands look very nice, but some golf course areas need to be cleaned up.
- Tom Zarfoss-Legends: Some trees need to be replaced on Aberdeen Boulevard. Bob responded that it is the city's responsibility.
- Diane Radford-Highlands: Dog waste not being picked up. Bob responded that pet waste stations were considered but decided against. Suggested that members speak to offenders.
- Debbie Lazarus-Greens: Asked if there was an ordinance against feeding deer. Judge Bozza responded that it is illegal to do so.
- Nancy Kosmin-Golf Views: Suggested pet waste cans.
- John Lindsay-Village: Asked why Aberdeen Boulevard speed limit is 25 and not 35, as there are no driveways off of it except for the golf course and community center. Bob responded that the city sets the speed limit.

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

City Update-Council Members Cathy Murphy, Leo Lombardo, Bob Mastrangelo and Lisa Marie Stickan:

- \$37 Million Airport Project: They are currently doing the runway and it will be open July 1. Project is on target. They are adding 500 feet to the runway for safety purposes. Council invited residents to the July 13 meeting. Council met with FAA regarding the noise issues and more operating hours.
- Animal Control: Reminded residents to contact animal control if a wild animal is in their home.

New Business:

A motion was made by Joel Edelstein-Legends for Board to contact Stonewater Golf Club to clean up their trash and debris. Seconded by Bob Cuthbert-Village. Motion carried.

A motion was made by Frank Kirchner-Fairways for Board to remind members to contain trash and not feed wildlife. Seconded by Mike Lowery-Greens. Motion carried. Members also reminded to call city if they see neighbors feeding deer.

Adjournment:

Motion made by Gerald Jankowski-Golf Villas and seconded by Jennifer DiLalla-Waterford to adjourn meeting. All in favor – meeting adjourned at 8:20 p.m.

Respectfully submitted,
Sharon Konopka
Western Reserve Property Management