

**ABERDEEN COMMUNITY
MASTER HOMEOWNERS ASSOCIATION**

MEETING MINUTES

February 9, 2016

The Meeting was called to order at 7:00 p.m. at the Aberdeen Community Center. The following members were present: Bob Poelking, Jim Bemer, Kathy Retz, Sandy Turner, Jennifer Dilalla, Robb Reinker, Mike Conley, Richelle Lincoln, Ed Donnelly (Western Reserve Management), Judy Franz and Whitney Neidus from Stonewater. Absent were Lee Ross and Tom Schultz.

Minutes of the November 10, 2015 meeting were reviewed and a motion to approve was made by Kathy Retz and seconded by Sandy Turner. Motion was passed.

Bob Poelking introduced Whitney Neidus (Party Planner) to us as the new representative for Stonewater. Whitney gave a brief outline of the happenings at Stonewater, starting with the Rustic Grill. This will be a grill mainly for the golfers and will be handled by her sister, Kathryn Bak, who has a wide background as a talented chef.

Opening day for Stonewater is scheduled for April 1st when renovation should be completed.

There are three phases to take place at Stonewater: The first phase will include hosting events to include weddings, showers, etc. and when completely renovated will be able to hold up to 225 guests. Private parties as well as “pop up” events for Aberdeen members only will be on the agenda. The second phase will include the Rustic Radish Grill with a pro shop. The third phase will include a special menu for residents where they can order food for up to five days with delivery.

TREASURER'S REPORT

Motion was made to accept financials for October, November and December 2015 by Judy Franz and seconded by Jim Bemer. Motion was carried. (Capital Reserve - \$ 667,408.73)

SOCIAL COMMITTEE

Judy Franz and her Committee will host two events, possibly three in 2016. The first one will take place on April 13th – Fashion Show by Toni, and the second one on May 5th – Sinatra – winetasting night. Plans are in the workings for a third event for families with children before school starts.

COMMUNITY CENTER

Pool Repairs will cost \$ 4,500.

Lifeguards – Much discussion took place concerning lifeguards. Ed Donnelly will discuss educating lifeguards with Metro.

TV to be installed by Fireplace.

Discussion took place regarding oven – many residents using the Community Center complained about the fact that we do not provide stove and oven for their functions. At the present time, the oven is used as a warming device – not a cooking device. Bob Poelking will contact Fire Department to find out if we can have an oven and what are the requirements.

ENHANCEMENT COMMITTEE

New blinds (verticals) will be installed in children's room (liability with old blinds with cords) and also in Exercise Room. The cost will not exceed \$1,400. A motion was made to replace blinds by Robb Reinker and seconded by Bob Poelking. Motion was passed.

ARCHITECTURAL CONTROL COMMITTEE

The first meeting of the Committee was held. The members consist of three residents from Aberdeen, one member from Stonewater, and the architect (not yet named) as the fifth member. The members thus far are: Robb Reinker (Villages), Tom Schultz (Golf Views), Paul Murphy (Legends), and Steve Ambrose (Stonewater).

Robb Reinker met with Dale Grabfelder who supplied Robb with names of several candidates (architects). There is a possibility that Dale may hire one or two of them. However, if he does not, then Robb will go forth and interview them.

When completed, ACC will oversee everything in Aberdeen. If ACC turns down a request, etc., the City will not approve it.

Bob Poelking will work with rest of members to work out procedures and rules.

LANDSCAPING

Jim Bemer met with Frate to redevelop the island at the Bishop entrance. Frate had the best offer. The cost will be \$ 17,000.00. Judy Franz made a motion to accept the Frate offer and Robb Reinker seconded it. Motion was carried.

MISCELLANEOUS

Much discussion took place over basketball hoops. Bob Poelking will discuss backboards with Cusimano as taking them down would create a problem.

Letters were sent to several residents about taking down hoops and not installing permanent ones. However, members present did not agree on this problem.

Trash cans for pet owners. Bob Poelking will meet with city to find out if city can provide cans and empty them.

Reserve Study – Ed Donnelly searched best price for reserve study and suggested Reserve Advisors. The price including everything would not exceed \$3,250. A motion was made to accept offer by Sandy Turner and seconded by Kathy Retz. Motion was carried.

The Annual Meeting of the Aberdeen residents will take place on Thursday, June 23 at 7:00 p.m. at the Highland Heights Community Center.

Whitney Neidus will host our next Master Board meeting to take place on Tuesday, April 19th at 7:00 p. m. at Stonewater.

Robb Reinker made a motion to adjourn meeting at 8:53 p.m. and Sandy Turner seconded it. Motion was carried.

Respectfully submitted: Judy Franz