

**ABERDEEN COMMUNITY
MASTER HOMEOWNERS ASSOCIATION
MEETING MINUTES**

APRIL 19, 2016

The meeting was called to order at 7:05 p.m. at the Stonewater Golf Club. The following members were present: Bob Poelking, Jim Bemer, Kathy Retz, Sandy Turner, Jennifer Dilalla, Robb Reinker, Mike Conley, Tom Schultz, Lee Ross, Judy Franz, Ed Donnelly (Western Reserve Management), and Whitney Neidus representing Stonewater. Absent was Richelle Lincoln.

Many thanks to Whitney Neidus for hosting this meeting and for the goodies provided.

Minutes of the February 9th meeting were reviewed and a motion to approve was made by Sandy Turner and seconded by Kathy Retz. Motion was passed.

TREASURERS REPORT

Motion was made to accept financials for January, February and March, 2016 by Judy Franz and seconded by Tom Schultz. Motion was carried. (Capital Reserves \$ 667,805.15)

STONEWATER

Whitney Neidus introduced Stu Neidus, Managing Partner who gave a brief outline of happenings at Stonewater. Whitney Neidus also stated that there will be a new logo for Stonewater. Stu Neidus introduced the new pro at Stonewater – Ned Weaver. Ned talked of new equipment including golf carts, new golf clubs and various programs to fit everyone's needs.

RESERVE STUDY – THE Master Association will use the same company as the Vistas for the Reserve Study.

State Law - Homeowners and condos do have to have a special assessment for capital reserves. A motion was made to proceed by Mike Conley and seconded by Judy Franz. Motion was carried.

COMMUNITY CENTER

Rear doors are in the process of being replaced along with replacement of entrance doors.

Ed Donnelly will purchase a new vacuum.

Social Committee – Judy Franz requested that we order more chairs to be used for functions at the C. Ctr. Ed Donnelly will order 35 more chairs.

Enhancement Committee – Photos will be enlarged, etc. for C. Ctr. Pictures will include four showing the various seasons and perhaps one picture of the C. Ctr. Mike Conley made a motion to accept cost of \$ 500 and Judy Franz seconded it. Motion was passed. (Mary Alice Valvoda will be doing the pictures. She is donating one of the pictures as she lives in Aberdeen.)

Pool will open on Memorial Day weekend. All maintenance work will be completed in time for opening. New sign for pool area to read “No Breath Holding and No Cell phones in Restrooms.”

Tennis Courts maintenance repairs will be completed including new nets, etc. in time for summer activities.

Rules sign to be painted.

ARCHITECTURAL COMMITTEE

Robb Reinker – ready to go – Have an architect on board by the name of Daniel Sirk – has his own firm with 12 employees. Daniel is also on the Planning Committee for the City of Lyndhurst. Residents will have two sets of plans made up for all applications. Letter explaining new ACC will go out this week. Residents are required to first approach their local Association before applying

to ACC. Mike Conley will look into applications to be listed on the web site. After applications are completed, resident will keep one set and place the other in a slot by the Community Center for the ACC to review.

LANDSCAPING

Mobile (Brian Roddy) will keep tree lawns in order – for Golf course and beyond, including trees and mulching. Golf Maintenance area needs attention. Tom Evans – Service Director for Highland Hts. – maintains that Stonewater is responsible for Bridgestone. Whitney Neidus will check into this - should be maintained from May 1st to September 1st.

Jim Bemer – Bishop Road entrance to be completed by Memorial Day – will look same as Miner Road – all work done by Frate.

Mobile to clean up areas by tennis courts , pool, etc. Will await quotes from Mobile concerning these areas.

MISCELLANEOUS

Bob Poelking mentioned that Dominion is once again offering the savings program for residents.

Animal Waste – Ed Donnelly presented cost of weekly maintenance of Aberdeen Blvd including picking up trash from three garbage cans and disposing of trash at a cost of \$ 972.00 from May 1 through September 30.

Mike Conley is checking with city to find out if they will assist us in this endeavor. Many of the dog owners who walk the Aberdeen walkway are from other areas not associated with Aberdeen.

Next meeting will be held on Monday, June 13th at the Aberdeen Community Center at 7:00 p.m.

Annual Master meeting for all residents of Aberdeen will take place at the Highland Hts. Community Center on Thursday, June 23rd at 7:00 p.m.

Kathy Retz made a made a motion to adjourn the meeting at 9:00 p.m. and Lee Ross seconded it. Motion was carried.

Respectfully submitted: Judy Franz