

**ABERDEEN COMMUNITY  
MASTER HOMEOWNERS ASSOCIATION  
MEETING MINUTES  
AUGUST 11, 2015**

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

Minutes of the June 9, 2015 meeting were reviewed (corrections made) and a motion to approve was made by Mike Conley and seconded by Judy Franz. Motion was passed.

**TREASURER'S REPORT – Mike Conley**

Signatures on bank accounts completed with three members namely Bob Poelking, Mike Conley and Judy Franz.

Account Balance for Capital Reserve stands at \$638,262.29. Mike is looking into finding another bank with better rates. A motion was made to accept financials for April, May and June by Jim Bemer and seconded by Lee Ross. Motion was carried.

**COMMUNITY CENTER**

Backsplash completed – Sandy Turner, Photos still in progress-Judy Franz

Security cameras for Center and Pool areas – four cameras - disc with no need for monitoring. A motion was made to accept JK 's bid of \$3,200 by Sandy Turner and seconded by Kathy Retz. Motion was passed.

Quotes in progress for front and rear doors to be replaced for C. Ctr.

**EMANCIPATION – Properties stand at 655 – total would be 725. Hovanian continues to build homes in Villages. Process is in the works with a letter being drafted by Kamen to send to Miner Properties stating that we have met the conditions for emancipation - Miner still has the right for the next two years to veto.**

**Architectural Committee is being formed consisting of five members – one member must be a licensed architect. Robb Reinker will be Chairman of the Committee. Other members are Tom Schultz, Paul Murphy and a rep from Stonewater (Steve Ambrose). Lee Ross suggested that a letter be sent to residents concerning the Architectural Committee once established.**

**POOL – Children under 12 not permitted in pool without adult supervision. Pool closing to take place on September 20th. Repairs to begin on September 15<sup>th</sup>. Improvements in lifeguards and supervision was discussed and will be addressed in the coming year. Gate at pool to activate after software installation.**

**SOCIAL COMMITTEE – Judy Franz requested a loan of \$ 750 to the Social Committee – monies to be paid back to Association as events progress. A motion was made to give Judy Franz \$ 750 as a loan by Bob Poelking and seconded by Sandy Turner. Motion was carried.**

**LANDSCAPING – Jim Bemer – Total cost of landscaping for center island including architect’s fees amounts to \$ 18,395. Landscaping extras which includes \$ 4,000 for flower and shrub care brings total to \$21,800. Frate has been assigned .**

**Walking path edges to be seeded and soil added – Mobile has been given the job at a cost of \$ 1,460 to be completed in September. Bob Poelking made a motion to accept Mobile’s bid and Judy Franz seconded it. Motion was carried.**

**GOLF COURSE - Michael Pickett – Fertilizing applications have been ordered for weeding the tree lawns, etc. – Will be applied as weather permits.**

## **MISCELLANEOUS**

**Driveway - property at W. Glen Eagle Dr. – 11 x 12 extension. Must make certain neighbor on both sides approves (only one side – no one on other side)**

**Property at W. Glengary – request flag pole. Further investigation to take place to find out size and lighting at night.**

**RV Parking at E. Glen Eagle – Must abide by rules of no RV parking except in cases where vehicle is present for short period of time.**

**Request from property at W. Glen Eagle to build shed. Discussion took place but no motion carried.**

**Basketball hoop – property at E. Inverness – Owner will abide by rules to make certain hoops are not permanent.**

**CODE OF ETHICS – Members of Board to sign ethics sheet.**

**Next meeting to be held on November 10<sup>th</sup> at 7:00 p.m. at Community Center. Budgets for coming year will be discussed.**

**Lee Ross made a motion to adjourn meeting at 9:35 p.m. Kathy Retz seconded it. Motion was passed unanimously.**