

**ABERDEEN COMMUNITY
MASTER HOMEOWNERS ASSOCIATION**

MEETING MINUTES

NOVEMBER 10, 2015

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, Tom Schultz, Robb Reinker, Mike Conley, Richelle Lincoln, Judy Franz and Ed Donnelly (Western Reserve Management). Absent was Lee Ross and (Michael Pickett of Stonewater).

Minutes of the August 11, 2015 meeting were reviewed and a motion to approve was made by Kathy Retz and seconded by Sandy Turner. Motion was passed.

TREASURER'S REPORT – Mike Conley

Motion was made to accept financials for July, August and September 2015 by Robb Reinker and seconded by Tom Schultz. Motion carried. Capital Reserve amounts to \$659,827.29.

Social Committee – Judy Franz returned \$ 750 to Board for loan provided to start activities for social events.

Per our Attorney, Cusamano, we are now emancipated from Forest City. Letters to go out to residents informing them that any changes to properties will be handled by Association.

Web Site Committee to meet in future to discuss setting up passwords for residents and board members, etc.

ARCHITECTURAL CONTROL COMMITTEE

ACC – Consist of five members – Robb Reinker, Paul Murphy, Tom Schultz, Steve Ambrose and one architect – architect to be paid a fee as member of the Committee. The ACC will be scheduling a meeting in the near future. They need to find an architect to serve on the Committee.

COMMUNITY CENTER – Painting touch up for exterior siding of community center. Will investigate cost to vinyl side building in the future.

Solar Lights will be looked into for entrance sign to community center. Also solar clock or battery clock will be looked into for operating sprinkler system at entrance since getting electricity down there is a challenge. Ed Donnelly will decide which is most effective for our needs.

TV to be mounted above fireplace with DVD player.

Double doors to be replaced at back of Center with steel doors and double doors at entrance to be replaced with wooden doors. Ed Donnelly presented bids from Door Specialties, Inc. and Cleveland Commercial Door. Tom Schultz and Bob Poelking will assist Ed in making decision on door purchases. Kathy Retz will check with Better Business Bureau to find out information on Cleveland Commercial Door and Door Specialties, Inc. Judy Franz made a motion to accept purchase of doors and Sandy Turned seconded it. Motion was carried.

AA requested meetings weekly from 6:00 a.m. to 7:30 a.m. Members agreed to allow AA to use the Center and that a security fee be paid to the Association for \$ 300 by the AA. They will be responsible for cleaning up and no cabinets are to be used for coffee, etc. They are welcome to provide their own cabinets which can be kept in the room with the tables and chairs. A letter will be written up explaining the fee and the requirements of the Association in order for them to use the Center. We will approve their use of the Center for three months and at the end of that period, once again review and vote as to whether we will continue allowing AA to use the Center.

Three chaise lounges will be restrapped at a cost of \$ 2,000.

Registered letter was sent to Mike Pickett of Stonewater to remove dead tree located near swimming pool.

BUDGET FOR 2016

Bob Poelking made a motion to approve the budget for 2016 in the amount of \$ 241,168 as presented and Sandy Turner seconded it. Motion carried. The Master Board approved the budget with no increase for 2016. Fees will remain at \$ 30 per home per month.

For fiscal/calendar year 2016, the budgeted amount be assessed to all owners starting with the first payment on January , 2016 and equal monthly installments commencing the first day of each month be approved totaling \$ 241,168 . Jim Bemmer made a motion to accept the budgeted amount and Tom Schultz seconded it. Motion carried.

In accordance with the limitations of the budget established, the Board through its Treasurer or Manager be authorized to expend the funds collected. Kathy Retz made a motion to accept the established budget with the limitations and Mike Conley seconded it. Motion was carried.

Motion was made that the Treasurer (or Board, by a majority vote) may transfer unexpended funds from one budget account to another when necessary. Motion was made by Robb Reinker and seconded by Jim Bemer. Motion was carried.

All unexpended funds in the budget shall be allocated toward reserves or carryover to operating expenses as Board so desires. Motion was made by Mike Conley and seconded by Jennifer Dilalla to accept unexpended funds be allocating toward reserves, etc. Motion was carried.

MISCELLANEOUS – Letters to be sent out to residents concerning portable basketball hoops. Hoops must be taken down by November 15th and installed no sooner than April 15th.

Jim Bemer – Landscaping wall, etc. completed at entrance to Aberdeen. Many thanks to Jim Bemer once again for a job well done.

Next meeting to be held on February 9, 2016 at 7:00 p.m. at Community Center.

Sandy Turner made a motion to adjourn at 8:25 p.m. and Kathy Retz seconded it. Motion was carried.

Respectfully submitted: Judy Franz