

**ABERDEEN COMMUNITY
HOMEOWNERS ASSOCIATION INC.
MEETING MINUTES
OCTOBER 7, 2014**

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, Larry Mihevic, Judy Franz and Ed Donnelly (Western Reserve Management).

Minutes of the April 30th meeting were reviewed and a motion to approve was made by Kathy Retz and seconded by Tom Schultz. Minutes of July 21st meeting were reviewed and a motion to approve was made by Jim Bemer and seconded by Larry Mihevic.

TREASURERS REPORT – Larry Mihevic

Highlights from July and August:

- \$3,000 from purchase of land received. Craker issue is complete.
- \$9,800 to Frate for landscaping at Miner and Bishop Roads.
- Mobile irrigation system cost of over \$ 3,000.
- Final payment for granite and tile - \$5,249.
- A new speaker and microphone were purchased.

Motion to accept Treasurers Report for July and August, 2014 was made by Bob Poelking and seconded by Sandy Turner. Motion was carried.

POOL Committee– Larry Mihevic

A study was conducted in 2013 and 2014 to collect data on usage of pool by the lifeguards. At this time usage does not warrant increasing size of pool. Evaluation of costs and layouts to be continued in 2015. Highland Construction did give us a quote of over \$ 300,000 to increase the size of the pool.

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Jim Bemer suggested using high school students in 2015 to evaluate use of pool during summer hours and check passes at a cost of about \$ 2,000. Suggestion was made to use cards for entry into pool areas the same as the exercise room cards.

ARCHITECTURAL Committee - Needs to be established once Aberdeen is emancipated. It should be made up of several residents with at least one member being an architect.

TENNIS COURT Committee – Creation of a committee to review and establish Tennis Court usage standards was recommended. Resident tennis players will be requested to set up and serve on the Committee.

WATERFORD – Jennifer Dilalla is working with the city to maintain patio sizes to comply with size standards. In the future, residents should check with the city before building a patio.

Hovnanian Homes - must also comply with patio standards as they begin their home construction.

ED DONNELLY – Report

- **Money from flood insurance proceeds to be set aside for Enhancement Committee for any further beautification of Community Center. Motion was made for approval of \$ 8,000 by Larry Mihevic and seconded by Robb Reinker. Motion was carried. Wallpaper to be removed from kitchen area and hall area and painted. Committee will look into tile backsplash and screening for doors and windows leading to patio along with artwork.**
- **Conference Room to be made into a TV room for family use.**
- **Walking Trail repair and resurfacing in 2015 will be evaluated and bids obtained.**

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- Plans to redevelop the front of Community Center – remove trees, etc. at an estimated cost of \$ 7,500. Craig Cawrse – architect– cost of \$700 to lay out plans for landscaping.
- Deer repellent cost of \$500 - \$1,000 to spray.
- AMERICAN FLAG – displayed four times yearly – use Boy Scouts to put up flag and take down at a cost of \$ 75.00.
- SIGNS – Jackie Roach to clean up the signs. Ed Donnelly will send letter to Manager of Howard Hanna concerning rules for signs.
- Board received a subpoena for records relating to a law suit in the Fairways.
- ALL NEIGHBORHOODS – Board members to contact their management companies for change of residency.
- Tennis Courts will be coated/painted only within the court play area.
- WESTERN RESERVE PROPERTY MANAGEMENT CONTRACT – Robb Reinker made a motion to accept a three year contract at a cost of \$ 17,400 per year plus a one time set up fee of \$ 10 per new unit. An additional \$ 1,000 to WRPM if they process pool passes. Sandy Turner seconded motion. Motion was passed unanimously. Ed Donnelly to review with WRPM as only a 2 year contract was presented.

Discussion concerning need for playground to be refreshed and cleaned up. Ed Donnelly will get prices on grinding and patching, etc.

Ed Donnelly presented proposed 2015 budget. There were no major projects planned other than landscaping - primarily the renovation of Miner Road. Jim Bemmer made a motion to accept the budget as presented. Sandy Turner seconded the motion. Motion was passed unanimously.

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Bob Poelking requested that each neighborhood email him the number of empty lots and also how many units are built and occupied. Discussion will take place at next meeting to decide whether we have enough units for emancipation from Forest City.

GOLF CARTS - Discussion of golf carts on sidewalks. Judy Franz will contact owner and email Bob Poelking results.

Kathy Retz made a motion to adjourn and Tom Schultz seconded it. Motion was passed unanimously. Meeting was adjourned at 8:55 p.m.

Next meeting is scheduled for February 10, 2015 at 7:00 p.m. at the C. Ctr.

Respectfully submitted: Judy Franz