

# ABERDEEN COMMUNITY MASTER HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES

*June 14, 2012*

## **Attendance:**

Present: Norm Blum-Fairways, Bob Poelking-Greens, Judith Franz-Highlands, Jim Bemer-Vistas, L. Ross-Eagles, Kathy Retz-Legends, Larry Mihevic-Estates, Sandy Turner-Villas, Tom Schultz-Golf Views, Ed Donnelly, Western Reserve Property Management

Absent: Tim Skola-Village and Tom Gerber-Forest City

City Council: Cathy Murphy, Ward 1; Leo Lombardo, Ward 2; Robert Mastrangelo, Ward 3

## **Call to Order:**

Meeting was called to order at 7:15 p.m. by Norm Blum.

Quorum confirmed with 188 proxies and Proof of Notice read.

## **Approval of Minutes:**

Motion was made by Sam Ciro to waive reading the minutes of last year's annual meeting; seconded by Colleen Petrello and approved.

## **Board Report from Sandy Turner:**

The following improvements have been made in the past year:

- Community Center
  - Refurnished with durable furniture
  - Have received positive feedback from residents
- Tennis Court
  - Canopy for waiting players ordered
  - Court repaired and resurfaced
- Pool
  - Furniture repaired
  - Deck repaired
  - Locker room, showers and playground refreshed
  - Contact Sharon at Western Reserve Property Management for passes
- Common Areas
  - Updated community signs and installed new plantings
  - Master Association has assumed control of road sign repairs
- Capital Reserves
  - Study completed; association is solvent for next 25 years

## **Treasurer's Report:**

Bob Poelking, Treasurer, stated that \$31,000 in Savings was moved to Capital Reserves in 2010 and that another \$40,000 was moved to Capital Reserves in 2011. The Association has realized several thousand dollars of interest split between two banks.

The Capital Reserve as of May 31, 2012 is \$478,723.

## **Board Report from Larry Mihevic:**

The Board is close to creating a web site for residents to access forms, rules and regulations, etc. for the Aberdeen Community Master Homeowners Association.

**Property Manager's Report:**

Ed Donnelly, Western Reserve Property Management, discussed the following ongoing projects:

- Multiple street signs (Burwick, Alden, Skye, Gretna Green) are being installed
- Street patch work is being done
- Canopy on tennis court will be installed on June 19

He reported that budgets were reviewed and dollars were pared in each instance. He will work with the Board to make new To Do Lists in the future, accessing the Capital Reserve Funds and keeping each item on different schedules to keep the community at its peak level.

He thanked the Board, stating it is a pleasure to work with all of them.

**Guest Speakers:**

Tom Atkinson – Stonewater Golf Course

- He has been in charge of the 184-acre golf course since August 2011.
- Ongoing repairs include the outlying roads, outer perimeter and fences.
- 75% of the ground staff is new
- Currently clearing weeds and replacing with fescue
- Encouraged Aberdeen residents to attend the golf course events and enjoy the restaurant

Lieutenant Todd Ayres – Highland Heights Fire Department

- He has been with the department for 18 years
- Currently an 18-person department with 3 shifts:
  - All are paramedics and are fire trained
  - There is also a specialized rescue team
- They receive approximately 1,500 calls from Highland Heights and surrounding area residents (1,000 EMS, 315 fire-related and 200 incident reports)
- Training offered to residents includes CPR and fire extinguisher use
- Reminded residents of city grilling ordinances:
  - Grills not permitted on balconies or within 15 feet of structures
  - Open bonfires not permitted
- Reminded residents to use caution when smoking and discarding cigarettes; i.e. mulch fires
- Advised residents to keep running water following the week's hydrant flushing, since the Cleveland Water Department also switched a line.

**Old Business:**

None

**Good & Welfare:**

- Sandra Gammie-Legends – Stated complaint about the adult swim being eliminated during rest periods per the pool management company. Also stated concern regarding malfunctioning pool heater (was repaired today).
- Mark Mecurio-Golf Villas – Stated concerns about split rail fence needing repair (ongoing with golf course), unfinished pond work (rock removal ongoing and pump being repaired by golf course), planting beds needing to be weeded, dead trees need to be removed (earmarked with the city), and suggested the community center patio be privacy screened from pool area.
- Bob Forniti-Golf Villas – Stated concern about golf course maintenance personnel driving on main roads (done for time effectiveness; will advise personnel to use care) and fence and weed problems (ongoing by golf course).

- Joyce Kellehar-Vistas – Thanked Highland Heights Police and Fire Departments for their diligence and responsiveness.
- Noel & Claudine Menesse-Golf Views - Stated complaint about the adult swim being eliminated during rest periods per the pool management company.
- Elaine Silver-Fairways – Stated concerns about the wrought iron fences on the walking path needing paint touchup and weeds in the path cracks. Also concerned about bicyclists riding past without warning to walkers.
- Jeff Weiler-Fairways – Stated concern about grass cutting on vacant lots. The City will maintain a 15-foot perimeter.
- Bonnie Quagliata-Fairways - Stated complaint about the adult swim being eliminated during rest periods per the pool management company.
- Merle Davis-Fairways – Inquired why the pool management company was not invited to the meeting.
- Sam Ciroso-Estates – Thanked Master Association and management company for repairing North Stonehaven sign, mulching & planting shrubs, the pool repairs, and the pool pass distribution system.
- Joanne Taylor-Williams-Estates - Stated complaint about the adult swim being eliminated during rest periods per the pool management company. Inquired why non-permitted float toys have been in pool.
- Ruth Meyers-Village – Thanked Highland Heights EMS for assisting husband in crisis situation.
- Nicole Daibur-Estates – Requested speed bumps (City will not permit because of snowplows) and stop sign (Norm Blum to check with City) on walking path.
- Mrs. Burke-Estates – Stated concerns about parking on street (contact police department), trees on neighbor's lot (contact neighborhood Board), and deer problems.
- Mike Conley-Estates – Requested picnic benches for eating outside of pool area.
- Howard Zecher-Waterford – Voiced rudeness of residents walking out of meeting early after they have stated their concerns and not waiting to hear other residents' concerns.
- Chris Mamone-Highlands – Stated main entrance looks great; voiced concern regarding dead trees on 16<sup>th</sup> green.
- Bob Moss-Golf Villas – Suggested complaint bar be added to Master Association web site (Board advised to send complaint to management company to be addressed with Board).
- Joe Novak-Legends - Stated complaint about the adult swim being eliminated during rest periods per the pool management company. Voiced concerns about trees on Aberdeen not being watered frequently and the weed problem on the golf course.
- Michael Anderson-Highlands – Voiced concerns about speeding on property and the tall grass on vacant lots (Board and City to address).
- Leanne Poelking-Greens – Complimented Stonewater Golf Course on their fine restaurant. Requested bobcat for walking path in winter.
- Stu Madsen-Highlands – Voiced complaint about condition of Aberdeen Boulevard (Board has contacted City regarding repair).

**New Business:**

None

Adjournment: Motion made by Bob Moss to adjourn at 8:40 p.m.; seconded by Leanne Poelking and approved.

Respectfully submitted,

Sharon Konopka  
Western Reserve Property Management

**ABERDEEN MASTER ASSOCIATION**  
**2011 BUDGET**

Accounting Fees	\$ 250
Backflow Test	900
Cleaning Supplies	1,200
Contract Services	13,000
Electricity	14,000
Exterminating	100
Fire Sprinkler System Test	400
Gas	9,000
Insurance	5,000
Landscaping	15,000
Landscaping Fertilizer	1,100
Tree Care	3,000
Landscape Extra	6,000
Grub Control	500
Mulch - Community Center	1,700
Mulch: Island & Trees	1,700
Legal Fees	2,500
Permit - Fire	350
Management Fee	16,000
Miscellaneous	12,749
Office Expense	3,200
Paint/Decorating-Interior	250
Painting-Exterior	3,300
Postage	1,300
Major Purchase-Renovations	12,000
Pool Supplies & Expense	23,000
Power Washing	500
Repairs & Maintenance-Miscellaneous	4,000
Repairs & Maintenance-Asphalt/Concrete	5,500
Repairs & Maintenance-Building	2,000
Repairs-Exercise Equipment	1,000
Repairs-Gutters	150
Repairs-Sprinklers	1,000
Repairs-Tennis Court	11,000
Rubbish Removal	3,000
Security Contract	500
Sewer	500
Snow Removal	4,000
Salt/Hauling	1,000
Carpet Cleaning	650
Taxes-Federal Income	750
Real Estate Taxes	1,450
Telephone	900
Water	2,500
Water - Sprinklers-Islands	<u>1,500</u>
Total Maintenance Expense	\$ 189,399
Less: Party Room Income	<u>(14,000)</u>
Net Maintenance Assessment	\$ 175,399
Capital Reserve	<u>50,321</u>
Total To Be Collected	\$ 225,720

**ABERDEEN MASTER ASSOCIATION  
2012 BUDGET**

Accounting Fees	\$ 250
Backflow Test	800
Carpet Cleaning	650
Cleaning Supplies	1,000
Contract Services	14,000
Electricity	12,500
Exterminating	100
Fire Sprinkler System Test	900
Gas	9,000
Insurance	5,000
Keys/Locks	500
Landscaping	10,500
Landscaping Fertilizer	1,100
Tree Care	3,000
Landscape Extra	6,000
Grub Control	500
Mulch - Community Center	1,300
Mulch: Island & Trees	1,300
Legal Fees	2,000
Permit - Fire	100
Management Fee	13,100
Miscellaneous	11,652
Office Expense	6,000
Paint/Decorating-Interior	250
Painting-Exterior	3,000
Major Purchase-Renovations	12,000
Pool Supplies & Expense	23,200
Power Washing	500
Real Estate Taxes	1,450
Repairs & Maintenance-Miscellaneous	4,000
Repairs & Maintenance-Awnings	2,000
Repairs & Maintenance-Asphalt/Concrete	3,400
Repairs & Maintenance-Building	2,000
Repairs & Maintenance-Electrical	3,000
Repairs-Exercise Equipment	500
Repairs-Sprinklers	800
Repairs-Walking Path	5,000
Rubbish Removal	2,000
Security Contract	1,400
Sewer	1,000
Snow Removal	4,200
Salt/Hauling	1,000
Taxes-Federal Income	1,500
Telephone	800
Water	2,500
Water - Sprinklers-Islands	1,500
Total Maintenance Expense	<u>\$ 178,252</u>
Less: Party Room Income	<u>(14,000)</u>
Net Maintenance Assessment	\$ 164,252
Capital Reserve	<u>50,321</u>
Total To Be Collected	\$ 214,573