

ABERDEEN COMMUNITY MASTER HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES

June 23, 2011

Attendance:

Present: Norm Blum-Fairways, Bob Poelking-Greens, Richard Kronenberg-Legends, Larry Mihevic-Estates, Sandy Turner-Villas, Tom Schultz-Golf Views, Ron Kacar-Village, Ed Donnelly, Western Reserve Property Management

Absent: 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 164 proxies and Proof of Notice read.

Approval of Minutes:

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

Board Report from Sandy Turner:

See Attached

Treasurer's Report:

Bob Poelking Treasurer, stated that last year's Capital Reserve was reported to be \$240,000 and that, due to a management company transitional accounting error, should have been reported to be \$300,000.

The Capital Reserve as of May 31, 2011 is \$353,000.

The swimming pool pergola will continue to be maintained, while the tennis court pergola has been removed.

Jeff Weiler-Fairways inquired about major purchases listed on the financial report and irrigation on the circle. It was also noted that landscaper costs were lower than previous years.

Howard Silver-Fairways inquired about how much money is added to the Capital Reserve fund per month. Bob Poelking responded approximately \$5,000 per month and that approximately \$20,000 per year is spent from the fund. Bob also reminded unit owners that the Capital Reserve fund is mandated by Ohio State Law to always be adequate for the association.

President's Report:

Norm Blum, President, shared that there has been an increase in rental properties.

Norm issued a reminder that there have been incidents of vandalism and a lack of respect to the common elements of the association, as well as non-cleanup of pet waste, which means non-essential maintenance expenses. He encouraged residents to be ambassadors of Aberdeen and to contact the police department if they see these incidents in progress. **TEAM** stands for **T**ogether **E**veryone **A**chieves **M**ore.

Property Manager's Report:

Ed Donnelly, Western Reserve Property Management, stated that the last item on the To Do List, resurfacing the tennis court, is currently being done. 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.

Guest Speakers:

Mayor Scott Coleman
 Chief of Police James Cook
 Sargeant Dennis Matejcic – Detective Bureau

Chief Cook gave his background and experience, as well as that of the Highland Heights Police Department. He presented statistics of emergency services, jails, community-based programs, their budget and their mission. He stated that proactive preventative patrol includes residential help from the community and that there are several community-based programs:

- Care Call
- Residential Security Survey
- Vacation House Watch
- Alarm Board Service

He stated that Highland Heights believes in community policing versus old-style reactive policing and discussed their program on police leaving 3"x5" notification cards and the Code Red emergency system.

Burglary statistics show an increase in 2011. He believes transit city workers are a contributing factor. Between 2009 and 2011, there were 29 burglaries in Highland Heights, with 5 of them occurring in Aberdeen. He discussed prevention, including owning a dog as a deterrent.

Personal safety issues and identify theft were also discussed, followed by a general question and answer session.

Old Business:

None

Good & Welfare:

- Mary Kleric-Estates – Stated concerns regarding wild animals due to neighbors feeding them. Also concerned about residents using garages for other purposes than parking their vehicles.
- Pat Morris-Golf Villas – Stated concern about too many children on tennis court. Response: police should be called.
- Kim Moore-Golf Villas – Voiced appreciation for police patrol.
- Bob Cuthbert-Village – Stated concern about golf course tree lawns not being weeded and mulched. Response: association has no enforcement for golf course to comply.
- Debbie Levison-Vistas – Requested information on recreational facilities.
- Annie Martin-Vistas - Stated concern about homes with golf course property in rear yards. Response: association has no enforcement for golf course to comply.
- Leon Wilmoche-Village – Also stated concern about homes with golf course property in rear yards and suggested a petition be started.
- Judy Frantz-Highlands – Is concerned about having no Board representation because association has not yet been released. Response: speak to Tom Gerber.

- Bob Evanick-Fairways – Stated concern about golf ball damaging windshield. Response: association has no enforcement for golf course.
- Jeff Weiler-Fairways – Complimented Board on their performance. Also referenced Ohio Revised Code and inquired:
 - Does the Master Association have a Conflict of Interest Policy? Response: no.
 - Were there any transactions between the Master Association and any of its officers during the past year? Response: yes; they were paid directly by the management company.
 - How did the Master Association handle these transactions? Response: they went out for bids in a fair manner.
- Don Bohne-Fairways – Inquired if Board has considered maintaining the golf course. Response: Yes, but Board voted it down due to costs and legalities. Golf course management has not returned the Board's calls. Last year the Master Association attempted to take over the maintenance and was rejected.
- Larry Mihevic-Estates – Stated that a trash receptacle is needed on the tennis court. Response: one will be installed.
- Nancy Coslin-Golf Views – Inquired about alternative to chlorine in the pool. Response: Board will check with Metropolitan Pools.
- Myrtle Muntz-Legends – Stated there are broken tables in the Community Room. Response: they are being replaced.
- Ron Kacar-Village – Inquired of Mayor if city property will be landscaped. Response from Mayor: it will be addressed.

New Business:

None

City Council Reports:

Cathy Murphy, Ward 1

- Airport expansion update: runway length was reduced. Financial backing, noise and air pollution issues will be addressed. Town hall meetings will be held to update residents.
- A green space area has been created and is located west of the police department.
- Plans are underway for a community garden. Progressive Insurance will co-sponsor.

Leo Lombardo, Ward 2

- Miner/Aberdeen entrance will be done August-September 2011.
- Expenses are 4% under budget.

Robert Mastrangelo, Ward 3

- Roadway to Miner – more homes to be constructed.
- Construction of Giant Eagle Get-Go still in process.

Adjournment: Motion made to adjourn at 9:05 p.m.; seconded and approved.

Respectfully submitted,

Sharon Konopka
Western Reserve Property Management