

ABERDEEN COMMUNITY MASTER HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES

June 24, 2010

Attendance:

Present: Norm Blum-Fairways, Bob Poelking-Greens, Richard Kronenberg-Legends, Ken Mendelson-Estates, Sandy Turner-Villas, Tom Schultz-Golf Views, Tom Gerber-Forest City
Ed Donnelly, Western Reserve Property Management
City Council: Cathy Murphy, Ward 1; Leo Lombardo, Ward 2; Scott Mills, At Large; Robert Mastrangelo, Ward 3

Call to Order:

Meeting was called to order at 7:15 p.m. by Norm Blum.
Quorum confirmed with 125 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:

See Attached – highlights include:

- Pool maintenance & refurbishment
- Landscaping & snow removal
- Reserve Fund contribution

Capital Reserve: \$240,000

A question from Tim Skola-Village was responded to regarding legal fees incurred for unit owners who were in violation of association rules.

President's Report:

Norm Blum, President, shared that the Board spent a great deal of time this past year interviewing contractors, management companies, and reserve study companies. He shared how they arrived at their decision to choose Western Reserve Property Management as our new management company and gave a biographic background of Ed Donnelly, Property Manager. He also gave a detailed description of the Aberdeen Community and its many features.

Norm issued a reminder that there have been incidents of vandalism, 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.

Property Manager's Report:

Ed Donnelly, Western Reserve Property Management, is very pleased to manage our fine community, and gave us a short composite of Western Reserve.

Old Business:

None

Good & Welfare:

- Norm Blum, President, announced the next Board meeting is on August 16, 2010.
- Tom Gannon-Village asked what Western Reserve Property Management (WRPM) offers to Aberdeen?
 - *Response:* WRPM conducted a general inspection, targeting the tennis court, pool and parking areas. The Board and WRPM work well together addressing items. The new budget, which will be done in August, will address additional items, and we will have a solid long-term plan.
- Bob Moss-Villas asked about the walking path needing repair.
 - *Response:* Had to determine last year if it was Aberdeen or golf course responsibility; it will now be addressed.
- Dr. Joanne Taylor-Williams-Estates had the following comments:
 - Overgrown trees hide signs
 - Lifeguards need to address pool flotilla issues
 - Pool rules need to be posted at pool
 - Pool passes should have photos
 - Large potholes on Miner Road need to be repaired by city
 - The word "Master" needs to be centered & bolded in next annual meeting notification
- Jim Anderson-Village asked why the pergola was removed at the tennis court.
 - *Response:* It was rotted at the top and the pillars were tilted; repairs were too costly.
- Tim Skola-Village asked about Reserve Fund expenditures.
 - *Response:* Expenses included refurbishment of the pool and a reserve study.
- Gus Nahra-Burwick had the following comments:
 - Loves the area; however, the tennis court needs repair.
- Kurt Rose-Golf Views asked about road repair at the entrances.
 - *Response:* City's responsibility
- Wendell Turner-Vistas asked why all neighborhoods are not represented?
 - *Response:* It occurs when the association takes control from the builder.
- Betty Klaric-Estates asked about a resident directory.
 - *Response:* Due to privacy laws, the Board made the decision to not have a directory.
- N. Menesse-Villas suggested flowers be planted in the common area and also asked about the standing water around the pool shower drain areas.
 - *Response:* It will be addressed in August.
- Jeff Williams-Estates requested 2009 balance sheets. Bob Poelking to supply.
- Stan Green-Villages was provided clarification on master association responsibility.
- Sam Cira-Estates had concerns about rules being enforced at the pool.
 - *Response:* WRPM and the Board met with the head lifeguard of Metropolitan Pools to ensure rules will be strictly enforced, including issues with food and flotilla.
- Judy Franz-Highlands had comments regarding how homes are being built in the neighborhood that do not comply with original guidelines.
- Sandra Gammie-Legends asked about pool hour changes.
 - *Response:* The Board will make adjustments next year at contract expiration.
- Jim Carroll-Greens commented he approves of the current pool hours.
- Cynthia Gamin had concerns that the community center is being rented by non-members through a member who is not present for the event and violates the honor system. Caryn Wishnek-Golf Views thanked the Board for their hard work.

City Council Reports:

Cathy Murphy, Ward 1

- Airport expansion is still under FAA review
- A noise abatement committee is being formed
- The lights that are out on Aberdeen Boulevard will be repaired
- The roads at the entrances will have new asphalt this year and will be re-cemented spring/summer 2011.

Leo Lombardo, Ward 2

- Trees will be trimmed
- Road repair is in current budget

Scott Mills, At Large

- Discussed the importance of economic development to maintain property values.
- Notified us of a water main being down on Highland Road. It is currently being addressed and is ultimately a \$7MM repair.
- Stressed the importance of communication by email to all council members.

New Business:

Vince Lombardo-Village presented a written motion, seconded by Clara-Estates, regarding the Cuyahoga County Airport. However, the association does not get involved in political issues.

Adjournment: Motion made to adjourn at 8:33 p.m.; seconded and approved.

Respectfully submitted,

Sharon Konopka
Western Reserve Property Management