

ABERDEEN COMMUNITY MASTER HOMEOWNERS ASSOCIATION
MEETING MINUTES
April 11, 2017

Board Members Present: Bob Poelking, Mike Conley, Judy Franz, Sandy Turner, Kathy Retz, Jim Bemer, Robb Reinker, Richelle Lincoln, Thomas Schultz, , Jim Sherman, and Ed Donnelly from WRPM

Excused: Jennifer DiLalla

The meeting was called to order at 7:04 p.m.

Kathy Retz made a motion to approve previous meeting minutes; Judy Franz seconded; all in favor - motion carried.

Special Meeting minutes: Judy Franz made a motion to change "Beautification Committee" to "Enhancement Committee" and to strike "National Business Furniture" from minutes. Sandy Turner seconded; all in favor-motion carried. Minutes will be revised.

Treasurer's Report:

Mike Conley reported that the roof replacement project is paid and that deposits were made for the painting and siding projects. The Capital Reserve is \$713,074 as of 3/31/17.

Property Manager Report:

- Roof is completed; warrantee forthcoming upon receipt of payment.
- Siding has been ordered; Ed will be notified when it arrives.
- 80 chairs were cleaned and inspected on April 6.
- Landscaping will begin on April 17 – tree rings, Miner/Bishop Roads & Recreation Building; 2" mulch; will be completed by April 21.
- Mobile Landscaping contract – status was discussed. Flowers & mulch are separate; the contract is for cutting only. Currently in third year of three-year contract.
- Pickle ball and tennis court nets are up.
- Signage will be up by April 20. Temporary banners were installed to replace vandalized Golf Villas signs. Insurance claim filed with Golf Villas insurance; Aberdeen Master will cover Golf Villas deductible. Tilted stop sign will be repaired April 12. The sign vandalism will be added to the Master Annual Meeting agenda.
- Pool
 - Recreation Pass letter, application, pool & tennis court rules mailed
 - License renewal completed
 - Metropolitan Pools renewed for two years; pool to open 5/26/17
 - Deck & furniture cleaning scheduled for week of 4/17/17
 - Umbrella installation

- Sprinklers will be turned on in the late part of April. Schedule has been modified to turn on earlier in the mornings.
- Grading – permission not yet been obtained for digging holes from City’s Planning & Zoning Commission. Documents need to be submitted. Bob Poelking stated that he has been attending the Planning & Zoning Commission meetings. Waterford membership has to accept expansion by at least 75%. If not obtained, K-Hov will most likely create a new association. Robb Reinker stated that the ACC has not yet received any applications. A small stream by Miner Road is intended to be cleared out by K-Hov. Homes will be at least similar in size to current Waterford homes.
- Insurance has been renewed. Board members to complete D&O Fidelity Bond questionnaires. It was requested that Ed look into the extra cost to increase the liability insurance for each officer beyond what the current policy has today. Mike Conley asked if insurance bids were obtained. Bob Poelking responded that the association would bid out next year.
- Kaman is holding their next seminar at three local locations – Ed encouraged Board members to attend.

Enhancement Committee:

- New furniture is being delivered on April 14. The Committee will inspect and approve to pay. Furniture will be “Scotchguarded” immediately so it will be dry and ready for a party scheduled for April 15.

Motion made by Kathy Retz and seconded by Judy Franz to adjourn meeting; all in favor – motion passed.

Meeting adjourned at 8:38 p.m.

Next Meeting will be on June 13, 2017 at 7:00 p.m.