

ABERDEEN COMMUNITY MASTER HOMEOWNERS ASSOCIATION
MEETING MINUTES
December 12, 2017

Board Members Present: Bob Poelking, Mike Conley, Judy Franz, Sandy Turner, Kathy Retz, Jim Bemer, Robb Reinker, Thomas Schultz, Jeff Sherman, Jennifer DiLalla and Whitney Neidus from Stonewater Golf Club and Ed Donnelly from WRPM. Cynthia Haendiges excused.

Guests: City of Highland Heights Fire Chief William Turner and Tim Evanko of Enterprise Door & Supply

The meeting was called to order at 7:03 p.m.

Jim Bemer made a motion to approve the October meeting minutes; Sandy Turner seconded; all in favor - motion carried.

Home Emergency Access Boxes & Smoke Alarms – Fire Chief William Turner

Fire Chief Turner spoke briefly about the home emergency access boxes offered by the City. They are manufactured by Knox, the company that the City has used for their commercial properties for the past 15-20 years. There is an access box on the Highland Heights Community Center. Only EMS and the Fire Department have keys. The new boxes currently offered are smaller and cost approximately \$175. Owners must sign a release form when purchasing an access box. Loaners may be available.

Smoke Alarms – they have an approximate 10-year lifespan. The City can provide assistance if needed. Additionally, CPR and First Aid classes are available free of charge. A “Stop the Bleed” campaign is also ongoing to provide instruction on how to give first aid to injured persons.

Q. If a homeowner moves, should the access box be returned?

A. No, it should be disposed of.

Q. Does the Police Department have keys?

A. No, only the Fire Department and EMS

Q. What type of smoke detectors are recommended?

A. Photoelectric detectors are recommended for living rooms and bedrooms, and hardwired detectors are recommended for kitchens and baths due to steam

Tim Evanko, Enterprise Door & Supply – Community Center Main Door Replacement

- Presented a steel door example; recommended for commercial doors over wood
- Also offers a fiberglass (FRP) door, which is more expensive. Has a 10-year warranty and comes in a variety of colors and grains
- Recommended a continuous hinge, full pane glass and a quality door closer
- All components are ADA approved
- 8-10 week delivery and installation
- Will work with current access card system
- Provided packets and business cards to Board members

Lakeland Glass could not attend the meeting due to a family emergency.

Robb Reinker made a motion to go with the FRP door at \$16,000 + tax; Kathy Retz seconded; and motion carried.

Sexual Predator Amendment

The recently recorded Amendment was mailed to the membership for inclusion in their Master Association documents.

Enhancement Committee

Kathy Retz discussed information she provides for the community bulletin board, including IRS imposter scam information.

Social Committee

Judy Franz shared that a Plant Sale is planned for April and a Fashion Show is planned for May. An event in September or October is yet to be determined.

Architectural Control Committee

Robb Reinker reported that activity has been down. The ACC met on December 11 and heard 2 cases – 1 was approved and 1 was put on hold. Robb believes there is more awareness in the community.

Stonewater Golf Club

Whitney Neidus reported that Stonewater recently joined Uber Eats. She also shared flyers regarding their holiday catering and calendar. Whitney expressed concerns about owners walking their dogs on the golf course and not picking up pet waste. Ed Donnelly asked that Whitney provide the hole numbers so the issue can be addressed.

Treasurer Report/Pool

Bob Poelking reviewed the November financials. He stated that the Association came in a bit under on Pool Maintenance. Ed Donnelly shared that he is looking into changing the sand in the filters (\$600 & \$2,500) and cleaning the pool heater (\$395). Metropolitan Pool recommends doing this maintenance every three to four years. Mike Conley asked what the filter maintenance is; Ed replied that it can be expensive. Bob Poelking moved that, subject to Ed's verification that the pricing is reasonable, the Board approve the \$3,495 proposal. Jeff Sherman seconded; motion passed.

Basin Maintenance

City owns title; Aberdeen has the responsibility to maintain the retention ponds.

- South Basin – under control of storm water district
- North Basin – City sent letter to Aberdeen requiring maintenance. Mobile Landscaping can string trim and cut vegetation. The letter did not address the cattails along Miner Road.

President Report

Mike Conley and Stu Neidus, Stonewater Golf Club, will continue their discussion that Stu and Bob Poelking had in the fall regarding tree lawn fertilization and mulching. They will also discuss the bridge.

Mike addressed a complaint email from a homeowner regarding the Community Center. He met with the homeowner, who suggested more love seats, more fireplace usage and a larger table with a bookshelf for the children's room. Mike agreed that the children's room suggestions will be taken into consideration.

The next meeting will be on February 20.

Bob Poelking made a motion to adjourn the meeting; Jeff Sherman seconded; motion carried. The meeting adjourned at 8:45 PM.

Respectfully submitted,
Sharon Konopka, WRPM

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The meeting was called to order at 8:46 p.m.

Western Reserve Property Management Agreement Renewal

Jim Bemer suggested a two-year contract is more feasible. Jeff Sherman suggested a one-year contract due to Ed Donnelly's upcoming retirement. Bob Poelking suggested that Mike Conley meet with Jan Moskowitz, Owner, to ensure that the Association's needs are being met.

Concerns were stated about Ed Donnelly's upcoming retirement and his replacement. Robb Reinker shared that Ed should be involved in the hiring process of his replacement in addition to the transition period.

A discussion was held regarding the \$10 per new unit setup fee.

Robb suggested looking into the two-year contract option to determine if the rate would be lower. The Property Manager hours increased in the renewal agreement, as Ed spent additional hours at the ACC meetings. A discussion ensued regarding separate billing; it was decided that it was not necessary.

Jeff Sherman made a motion to sign a one-year management agreement with WRPM. Judy Franz seconded; motion passed.

The meeting adjourned at 8:56 PM.

Respectfully submitted,
Sharon Konopka, WRPM