

ABERDEEN COMMUNITY MASTER HOMEOWNERS ASSOCIATION
MEETING MINUTES
February 22, 2017

Board Members Present: Mike Conley, Judy Franz, Sandy Turner, Kathy Retz, Jim Bemer, Robb Reinker, Richelle Lincoln, Thomas Schultz, Ed Donnelly from WRPM and Whitney Neidus from Stonewater.

The meeting was called to order at 7:01 p.m.

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

Treasurer's Report:

Financials as of year-end were reviewed. Robb Reinker made a motion to approve Treasurer's Report; seconded by Sandy Turner; all in favor-motion carried.

Website:

- Website is up and ready to go; just waiting for the site to be turned on.
- There are three sites available: general public, residents and board members. The latter two are password protected and will require a user name and password.
- Committee gathering email addresses to make the process smoother.

Beautification Committee:

- New furniture has been selected which includes six chairs and three loveseats with wood arms.
- Waiting for samples before determining color.
- Suggestion made to order additional materials to make repairs.

ACC Committee:

- Doing more "business"
- Last week seven items on the agenda which included two new home approvals breaking ground in late March.
- 13th fairway in Village – homes with back door to nowhere. Working towards modest deck-10 ft into setback area. Previous homeowners turned down for decks will be notified of change in ACC guidelines

Roofing:

- Roofing samples presented including colors.
- Discussion regarding removing dormers – all in favor-motion carried.
- Different qualities discussed and mutual decision to use highest quality; all in favor-motion carried.
- Sandy Turner moved to use Ken's Parkhill at a cost of \$31,300; seconded by Kathy Retz; all in favor with a cap at \$35,000 to include all incidentals.

Siding:

- Budget and choices discussed
- Decided to replace siding on the whole building with Hardie board by a majority vote
- Additional quotes will be acquired

Doors:

- Back two doors of community building will be replaced on March 8 and 9.
- Acquiring quote to install film on doors once installed

Asphalt:

- Will be done in the spring

Amendments:

Board reviewed two amendments to documents at a cost of \$1065 plus recording fees of \$80:

- Tier 3 Sexual Predator – must register with sheriff's department which in turn notifies residents within certain area. Amendment states no Tier 3 sexual predator may live within community for any period of time.
- Use of New Technology – Amendment states use of email vs certified mail which is cost saving.

Mike Conley moved to proceed with amendments; seconded by Tom Schultz; all in favor – motion passed.

Signage:

- Removal of builder signs at Miner and Bishop will be requested
- Open House signs only permitted day of event

Signs:

- 4 street signs will be repainted - East Legend, West Legend, Augustus and Sutherland

Tennis Court:

- Overall in good shape; some minor cracking
- Needs to be powerwashed

New Community:

- Possibly will be part of Waterford

Charity Gambling:

- Request for charity gambling event denied

Stonewater:

- Whitney gave update on Rustic Grill including upcoming events
- Requested addresses again for mailings

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 TBD at 7:00 p.m.