

ABERDEEN COMMUNITY MASTER HOMEOWNERS ASSOCIATION
MEETING MINUTES
October 10, 2017

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

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

Kathy Retz made a motion to approve the August meeting minutes; Sandy Turner seconded; all in favor - motion carried.

Brendon Friesen, new president of Highlands, stopped in and Judy introduced him. Everyone introduced themselves.

Architectural Control Committee

Nothing to report as there has been no activity. Bob Poelking asked about the stones that were installed around trees on Aberdeen Blvd. and continuity of the property look. Robb stated he would discuss with the other ACC members.

Social Committee

Judy Franz stated the Fashion Show was a huge success and raised approximately \$800. Several events are planned for next year including a handbag and accessory show sponsored by Dillard's, Monte Carlo Night, Clam Bake and a plant sale in April with Bremec.

Enhancement Committee

Chairs in place with positive response from homeowners.

Landscaping Committee

Jim Bemer informed Board that \$2,000 was spent to clear tree beds; also planted shrubs on Bishop and Miner Roads; center island filled in and irrigation system still on; arborvitae trees replaced around community center; various trees removed and Japanese maple planted on the front of the community center; grass area in pool area replaced with shrubs and irrigation put in. Spent approximately \$6,000 on plantings. Jim stated that some landscaping invoices were applied to the wrong account and need to be adjusted, but expenses are within the overall landscaping budget. Ed Donnelly also stated that some original growth trees in beds surrounding the Community Center are dead and will be removed.

Sexual Predator Amendment

Amendment has been signed and sent back to Kaman to record with county. When it's recorded all homeowners will receive a copy to include with their Bylaws and Declarations.

Pool

Pool was closed September 17, 2017. Usage status included with everyone's packet. Bob felt usage did not justify cost of expanding pool which would be approximately \$300,000. Pool pass enforcement was discussed and members agreed current procedures are overall working well. Metropolitan Pools has the contract for next year.

K Hovnanian Homes

The Waterford at Legends will be adding 14 homes off N. Legend Court. However, the documents have not been signed yet.

Property Management Report

Ed Donnelly reported that the street signs have been freshened and the walking path cracks will be done October 20.

Stonewater

Whitney gave a list of all the successful events that have happened over the past months and mentioned some of the activities planned for the coming months including Book your Holiday Party, Brunch with Santa, Happy Hour, etc. Business is booming.

Board Members

Jim Bemer presented pricing on replacing the front doors and card room doors. Board members will review information and the top two contractors will be invited to make presentations at the December 12th Board Meeting.

Kathy Retz announced that the film on the windows was done at a cost of \$1,673 which was under the budget of \$1,900.

Kathy also asked if the Board Meetings could be rescheduled to the third Tuesday of each month as she has a conflict with council. All board members agreed meeting later in the month would be beneficial for financial reporting, etc. and agreed to date change. Meetings for 2018 are as follows: February 20, April 17, June 19, August 21, October 16 and December 18.

2018 Budget

Ed Donnelly presented the budget and discussed the reserves and the schedule for sub-categories. Budget is being based on 700 homes due to pending home builds. The association is very stable with Reserves of \$658,418 but Ed suggested keeping the fee at \$30/home/month so additional items can be done.

For the fiscal/calendar year of 2018, Judy Franz made a motion that the budget, a copy of which is attached to the minutes, which total \$204,725, be adopted. Kathy Retz seconded and all in favor. Motion passed.

Sandy Turner moved that \$204,725 be assessed to all owners of record in accordance with their individual percentages of ownership. Such assessment shall be due on January 1, 2018 and payable in 12 equal monthly installments on the first day of each month commencing on January 1, 2018. Mike Conley seconded and all in favor. Motion passed.

Judy Franz moved that the Board, acting through its Treasurer and/or Manager is authorized to expend the funds collected in accordance with the limitations of the budget established above. Robb seconded and all in favor. Motion passed.

Jim Bemer moved that the Treasurer (or Board, by a majority vote) throughout the year, may transfer unexpended funds from one budget account to another when needed (includes reserves listed in the budget). Seconded by Cynthia Haendiges and all in favor. Motion passed.

Jeff Sherman moved that on December 31, 2018 all unexpended funds in the budget shall be allocated toward reserves or other disposition. Seconded by Sandy Turner and all in favor. Motion passed.

Bob Poelking discussed his resignation as President and asked for volunteers for this position. Mike Conley volunteered and as there were no other nominees Mike was elected President. Bob volunteered as Treasurer and as there were no other nominees Bob was elected Treasurer. Judy Franz volunteered to become Secretary again and as there were no other nominees Judy was elected Secretary. All in favor; motion carried.

New Business

Judy Franz stated there is irrigation at East and West Edinburgh so there will be plantings. Also discussed Brendon as their new President and maintaining a full board.

Jeff Sherman commented the landscaping inside Stonewater looks good. Bob discussed Stonewater looking into a gate by the maintenance building on Aberdeen Drive and how cooperative Stonewater has been with the aesthetics of the property.

The next meeting will be on December 12.

Judy Franz made a motion to adjourn the meeting; Robb Reinker seconded; motion carried. The meeting adjourned at 8:04 PM.

Respectfully submitted,
Patti Bonvissuto, WRPM