

Aberdeen HOA Meeting Minutes

Saturday, March 28, 2009

- Present:** Matt Kalouner, Brian Morris, Kevin Burnett, Anne Elwood, Melissa and Chad Thornburgh, Toni Baxter, Chris Lundstrom and Gabriele Sikkema
- General:** Reminder to all homeowners that all documents including the CCR's are on the website at: www.welchagency.com. Once on the site click on the "For HOA's link at the right. Then select "Aberdeen." Information about quarterly meetings, our newsletter and any other pertinent information is located there.
- New Board Positions** Our new President is Matt Kalouner, Melissa Thornburgh will remain as Vice President. Anne Elwood will remain as Secretary. Kevin Barnett and Drake Comas will be Board members at large.
- Financial Review** Brian Morris went over our budget performance from Jan - March 2009. We have consolidated all monies to the Utah Central Credit Union. We also re-invested the CD's we purchased last year. One for \$6,000 has a one-year term and the other for \$16,000 for two years. Overall our community is in excellent financial shape.
- Community Policy Review** *Car parking in the community* – just a reminder no double parking in driveways that block the sidewalk.
Sprinklers –hands off. Because the sprinkler system affects everyone, contact a Board member for approval if you need to move or cap a sprinkler.
- Fines** Attached to these minutes and handed out at the meeting is a schedule of fines for CCR violations.
Also Matt offered a reminder that trash and recycling bins can be placed on the street no more than 24 hours before trash pickup and must be removed from the street no later than 24 hours after trash pickup.
- Architecture Review** The Board handed out a form to make it easier for homeowners to write up and get approval for any "structure" change, alteration or addition to their home as defined in the CCR's. It must be completed and submitted BEFORE an owner makes any changes. This form is also on the website.

Landscaping

The Board received proposals from six landscaping companies this year. The decision was to go with "A Cut Above" again. Sam, the owner promised he would send a crew of 3 each week instead of 1. We also scheduled for two fall cleanups instead of one. Dates are the middle of October and middle of November.

We encourage everyone to visit the web site for the schedule for yard maintenance as well as for fertilizing and such.

REMINDER: All dog owners **MUST** pick up poop and other impediments in their back yards **BEFORE** mowing can be completed. If this is not done the backyard will not be mowed until the next week when the yard is picked up.

A suggestion was made to locate a poop scooping agency which would be optional for those homeowners who want to use it.

Comments

Chris made the suggestion to plant trees in the alley behind the homes that back up to each other on Riverside and Lochleven. The Board will look into this and report at the next homeowners meeting.

The Board also will entertain bids for yards that abut the apartments for re-seeding as they were not done correctly when our units were built. This will be reported at the next homeowners meeting.

Speeding – a reminder is given to all homeowners and guests to slow down when driving in our area. The Board will talk to homeowners with offending guests.

It was suggested we seek out bids for a light near our mailboxes. Some apartment owners hang out on the other side and we want to be sure our area is illuminated.