

ABERDEEN HOMEOWNERS ASSOCIATION

Board Meeting

January 29, 2023

A meeting of the Aberdeen Homeowners Association was held at 4:00 pm on January 29, 2023 at the home of Cindy Christensen. In attendance were: Steve Madsen, Elzard Sikkema, Peggy Call and Cindy Christensen. Steve Madsen conducted the meeting.

1. The Board talked about the loss of Toni Baxter. She died unexpectedly the morning of December 27, 2022 after fighting a courageous battle with cancer. The loss is felt deeply by our community as we no longer see her walking her beloved Tillie and then her new little dog. Toni would chat with anyone she ran into on her walks and was the pulse of this community. Toni is missed and her passing has left a hole in the hearts of those who loved her.

Alexandra Jones will take Toni's place on the Board effective March 1, 2023. The Board extends their gratitude to Alex for stepping into Toni's position as Vice-President.

2. Lochlevan Lane. Lochlevan Lane is a private street and Murray City does not plow private streets. As snow removal is not the responsibility of the HOA, the Board discussed options for having Lochlevan cleared during a snowfall. As a service to the community, the Board purchased a large snow blower so the sidewalks could be cleared when it snows. However, the responsibility of clearing Lochlevan Lane falls on the individuals living there. Two options were decided upon: (1) the nine unit owners living on Lochlevan Lane band together and hire and pay a snow removal company; or (2) the Board will enter into a contract with a snow removal company to be paid with proceeds from increasing the HOA fees of the nine unit owners on Lochlevan Lane by \$5.00 a month. The Board has asked the unit owners on Lochlevan Lane to decide which option they prefer and the majority vote will prevail. Should option 2 be chosen, it will be necessary for the \$5.00 increase to be effective March 1, 2023 in order to have enough money to pay for snow removal when it starts to snow, usually early November.

The Board took notice that in the 20 years the Aberdeen HOA has been in existence, the fees have only been increased once and then by just \$5.05. Most other HOAs raise fees each year but this Board does not.

3. Fence. Vandalism of the fence in the cul-de-sac continues. The holes are from bullets and what appears to be a crowbar. 10-12 slats need to be replaced. Also, the section of fence at the north end of the community which is bowed due to the massive root of the Hunter Woods tree on the other side of the fence, needs to be replaced before it completely breaks.

Steve will contact the fence company the Board dealt with after the fire in 2015 and obtain slats that are as close in color as possible to the ones being replaced.

4. Cameras. It is necessary to get cameras installed for several reasons, just one being to see who is committing the vandalism in our community. There are already two cameras in the community and three more will be installed. A bid from Peak Alarm was obtained last year after walking the community with their salesman. Steve made a motion to authorize the expenditure of up to \$5,000 to install the cameras and Peggy Call seconded the motion. The cameras will be installed as quickly as possible.

5. Dog Waste. Even though dog waste bags have been purchased and placed by the mailbox, we still have a problem with individuals not picking up after their dogs. It is a violation of Murray City Code 6.12.090(B)(5) to “not pick up after their dogs defecation and place it in a proper trash receptacle.” Once cameras are installed we will be able to pull the footage and see who is in violation of this law. If it is someone in this community, fines will be assessed. If not, it is a good probability that it is someone from Hunter Woods Apartments which will necessitate a discussion with their office, and if not corrected, will lead to Murray PD being called in.

The Board requests that if you see someone not picking up after the dog, please say something to them and if you have your camera, take a picture and show it to a member of the Board.

6. Garbage Pickup. Pickup for the black garbage cans is every Friday. Pickup for the green recycling cans is every other Friday. Cans are to be brought to the curb on Thursdays and removed from the curb within 24 hours of pickup.

Cindy made a motion to adjourn and with a second from Steve, the meeting was adjourned at 5:10 p.m.