

ABERDEEN HOMEOWNERS ASSOCIATION

Board Meeting

April 23, 2023

A meeting of the Aberdeen Homeowners Association was held at 4:00 pm on April 23, 2023 at the home of Cindy Christensen. In attendance were: Steve Madsen, Elzard Sikkema, Peggy Call, Alex Jones and Cindy Christensen. Steve Madsen conducted the meeting.

1. Potential Flooding. The Board has been assured by Murray City's Storm Water Division that there is NO potential for flooding coming from the east. The Board has taken steps to deal with any flooding coming from the Jordan River. The only area which is close to the Jordan River is at the north end of the west fence line. The Board has arranged for Murray City to deliver sand and bags on May 11th. A bobcat will be delivered on May 11th. Once filled, the bags will be scooped up by the bobcat and dropped along the berm at the north end and also at the very south of the community.

It is necessary to have people willing and able to fill the bags with sand and therefore a community meeting has been scheduled for April 29th at 5:00 in the culdesac to determine if we have enough people to get the job done. Reminders of this meeting will be posted on the door of each unit in the community. Those who have contacted the Board to let us know they are injured or ill is appreciated. Also, those who contacted the Board that they will not be able to attend the meeting but can help bag is appreciated.

2. Cameras. A contract with Peak Alarm is being finalized for the installation of three cameras in the community in order to capture ongoing vandalism of the fence in the culdesac, and any criminal activity. It is anticipated that the cameras will be up and running within 60 days. Murray PD has responded to our community and taken pictures of the latest vandalism of the

3. Vandalism. Damage to the fence in the culdesac is getting progressively worse, including bullet holes. Murray PD has responded and taken pictures. In addition, they provided contact info so we can arrange for access to the berm from Hunters Woods to be blocked.

4. Lochlevan Lane snow removal. The Board discussed a couple of options for snow removal on Lochlevan Lane. It was decided to hire this done rather than buying snowblowers and Board members Steve and Elzard trying to do it themselves. Landform has agreed to squeeze us into their already busy schedule for next winter.

5. Beautification Project. The Board is again hosting a beautification project as beautiful front yards enhance our community. Board member Alex Jones is in charge of this project. Individuals who wish to take advantage of this offer have until June 20th to submit receipts to Alex for flowers/shrubs, etc. for **front** yards. Once a receipt is turned into Alex, you will receive a reimbursement check from Board member Peggy Call for up to \$40.00.

6. HOA fee. The Board has discussed at length, and not for the first time, the need to raise HOA fees. Since 2002 when this HOA was established, the HOA fee has only been raised once, approx. 15 years ago, and that was by just \$5.35. In addition, our HOA fee is very low compared to other HOAs. The Board reviewed financials provided by Welch Randall along with our budget for this year. It was evident that our HOA is running at a deficit. Also, state statute provides that monies are supposed to be put into a reserve each year. Welch Randall said in the three years they are able to look back, no monies have been put in the reserve fund because there was not enough income coming in to cover a contribution to the reserve fund.

At a subsequent meeting, a \$30.00 increase was initially discussed as that would enable our HOA to get out of a deficit situation and back to a good position financially and start putting money into a reserve. After much discussion it was decided to just implement a \$15.00 increase this year, effective August 1, 2023. Then next year, we will review our finances and determine whether an additional \$15.00 increase is warranted.

7. HOA BBQ. Our annual BBQ is scheduled for Saturday, September 9, 2023 at 6:00 pm. This is a great opportunity for the community to come together, visit, eat great food catered by Bryce Catering, and win prizes.

8. Next meeting. The next meeting of the Board will be held on Sunday, August 20, 2023 at 4:00 pm.

Elzard Sikkema made a motion to adjourn and with a second from Peggy Call, the meeting was adjourned at 5:35 p.m.

ADDENDUM: Several people attended the community meeting on April 29th. Everyone walked along the berm behind the west fence line to see that the height of the berm is considerably higher than the large area of the wetlands between the Jordan River and the berm. A vote was taken and, although the possibility of our community being flooded is remote due to the height of the berm, and bagging will be a huge job, it was decided that we would have the sand and bags delivered.

In talking with the supervisor at Murray City's storm water division, we were told under no circumstances could we use a bobcat on the berm. This means we would need several wagons/wheelbarrows to transport the bags as when the bags are 2/3rds filled they weigh 50 lbs. Murray City is going to deliver a pickup truck load of sand and 300 bags on May 11th. If we go through those and get them in place, he will deliver more. Murray does not pick up any unused sand. Once delivered it's "ours to keep."

Bagging will tentatively begin on Saturday, May 13.