

ABERDEEN HOMEOWNERS ASSOCIATION

Board Meeting
August 20, 2023

A Board meeting of the Aberdeen Homeowners Association was held at 4:00 pm on August 20th at the home of Cindy Christensen. In attendance were: Steve Madsen, Alex Jones, Colleen Hilton, Cindy Christensen, Eliza Washburn, Anne Elwood, Janet Schultz, Kim Aagard and Josh Jones. Elzard Sikkema was excused. Steve Madsen conducted the meeting.

Colleen Hilton was welcomed to the Board. She replaces Peggy Call as Treasurer.

1. Financial Update. Colleen values transparency and will be conducting the HOA business in that manner. A balance sheet dated July 31st and a July income statement was passed out and Colleen gave a detailed update on our finances.

Colleen went through the financial information provided by Welch Randall very thoroughly and found no evidence of excess spending. However, she did find that our income from HOA fees has not kept up with the increase in the HOA's monthly bills and we were long overdue for a fee increase.

The Consumer Price Index between July 2010 and now shows the cost of living rose 40% and yet our income from HOA fees remained the same. To match the increase in costs, our HOA fees should currently be \$105. Our HOA fee of \$90 a month is not outrageous and should have been implemented a couple years ago.

Bottom line, the Aberdeen HOA is not in a financial crisis.

2. Cameras. In conversation with Murray PD, it was recommended that cameras be installed to combat vandalism and criminal activity in our community. The Board intended to install the cameras in 2022 but the \$7,000 cost for the sod by the mailboxes meant we had to delay this purchase. Two cameras were installed on August 16th at a cost in excess of \$6,000.

3. Fence repair. The fence in the cul de sac has been vandalized several times with what appears to be bullet holes and damage from a tire iron. Warning signs have been purchased and placed on the back of the fence running along the west side of the community but has not helped. The fence slats are made of vinyl and can easily have holes knocked through them. The damaged slats will be replaced with chain link in front of new slats.

4. Sprinkler/timing clock. As pointed out in the notice sent out to the community, our timing clock failed and had to be replaced. It took several days to arrange for an electrician to meet with Landform and put in the new timing clock. In addition, it took several trips to get the new timing clock set correctly. Jared, the owner of Landform, is overwhelmed by rising costs and what he now has to pay to get and keep good employees. This is a problem most businesses are having. Jared has had to pay considerably more for the people now working for him than at the

time we executed our current contract. We can expect an 8-12% increase in our next two year maintenance contract. In addition, every time we request Landform to come out and fix a sprinkler problem, we are charged \$40 an hour.

5. HOA fall social. Our annual get together is scheduled for Sept. 9th at 6:00 pm. At the April board meeting, it was decided not to have a tent this year due to the \$2,000 cost so fingers crossed for good weather. The event will be catered again this year and it is necessary that everyone RSVP by Sept. 6th. As always, there will be a drawing for prizes.

6. Roof issues. This community was built 21 years ago and shingles have blown off some roofs, more specifically roofs on the building on the north side of Lochlevan Lane. Pursuant to the CC&Rs, the shingles on new roofs should be the same type and color as the ones being replaced. Everything needs to be uniform as it is important that we have continuity in the community.

7. Misc. Steve Madsen, our Board President, talked about creating a closer community, getting people to care more about what is going on here, where we have chosen to live; and that we each need to take care of our investment which will help keep our community in good stead.

While the Board has always sent out notices to the community on important issues such as potential for flooding, the installation of Optic Fiber, etc., we are committed to do better about communicating with the community. Reminders will be posted on the mailboxes, along with the agenda, a few days before each Board meeting.

The Board requests that anyone who has a concern not post anonymous letters on doors but, rather, please forward that concern to Rachel at Welch Randall and ask that it be forwarded to the Board. Once the Board receives the concern or request, we respond quickly unless the issue is something like a dispute between neighbors which, if not a safety issue or violation of the CC&Rs, is not an issue for the Board but rather an issue to be resolved between the parties by communicating with each other.

Anyone wishing to view any of our governing documents in addition to financial information, etc. can do so by accessing our website at:

<https://www.welchrandall.com/aberdeen.php>

8. Next meeting. The HOA annual meeting will be held on November 14th at 6:00 p.m. via Zoom.

Steve Madsen made a motion to adjourn and with a second from Josh Jones, the meeting was adjourned at 5:20 p.m.