

ABERDEEN HOMEOWNERS ASSOCIATION

Board Meeting
January 21, 2024

A Board meeting of the Aberdeen Homeowners Association was held on January 21, 2024 at the home of Colleen Hilton. Present were Steve Madsen, Elzard Sikkema, Colleen Hilton, Alex Jones, Cindy Christensen, Anne Elwood, Eliza Washburn, Jake Miller and Josh Jones. Steve Madsen conducted the meeting.

1. Mission Statement. The following mission statement was presented by the Board for comments and suggestions: **“Enhance every Aberdeen homeowner’s home value by keeping our HOA community safe, well maintained, attractive, financially sound, and peaceful.”** As there were no suggestions, Cindy Christensen made a motion to adopt the mission statement as written. Colleen Hilton seconded the motion; the vote was unanimous and the mission statement was adopted.

2. Financial Review. Colleen Hilton handed out several documents (balance sheet, income statement, 2024 budget, a list of frequently asked questions with answers, and a list of what our fees pay for) and went over each document.

In 2023 our operating expenses were \$45,717.67 and our total income was \$37,892.40 leaving a deficit of \$7,825.27. There was sufficient monies remaining in our money market account to cover this deficit and avoid dipping into our Certificate of Deposit.

With our second fee increase, our 2024 operating income from HOA fees will be \$46,750.00, our interest income is projected to be \$1,500, and our operating expenses are projected to be \$45,410.00.

Anne Elwood asked how we got into the position of needing to increase fees so quickly. It was explained that in the Board’s opinion, the previous treasurer did not do their job in providing a financial review causing a lack of transparency. The remaining Board members relied on being told we were fine financially until such time as the Board became concerned and asked Welch Randall for advice about our financial situation. The information Rachel provided was troubling, and, based on this information, the Board had no alternative but to increase fees quickly. Initially we were going to implement one fee increase of \$30.00 but decided, instead, to make two \$15.00 increases.

3. Sidewalks/Snow. Steve Madsen said we have two snowblowers serviced and ready to go, one large and a smaller one. Steve keeps these in his garage during the winter and stores them at a warehouse the rest of the year. Dave Benson and Eric Green have helped Steve and Elzard Sikkema clear the sidewalk and the driveways of those in serious need of assistance. Cindy and Colleen cleared driveways when Covid and a crazy work schedule required them to fill in. Jake

Miller volunteered to also help so we now have a team of five to put our community in good shape during snowstorms which relieves Cindy and Colleen from needing to help, for which they are grateful.

4. Water strategy. Our HOA water bill is high and ideas to reduce this cost was discussed. Zero scaping the common area behind the mailboxes was one suggestion. Cindy will find out the cost per square yard and Colleen will get some figures of what we have spent on water for the common areas in the last five years. This will be on our April agenda for further discussion.

5. Lochlevan road repair. When weather permits, the cracks on Lochlevan Lane, a private road, will be repaired. As Steve Madsen has expertise in this area, he will get bids and determine the best way to repair the cracks: seal coat, slurry coat or asphalt resurfacing.

6. Board member resignation. Alex Jones has resigned from the Board effective January 31st. She will be missed for many reasons, one of which is her great communication skills. The Board thanked Alex and expressed their appreciation for her service. Alex said she was grateful to have been able to serve the community and hopes to continue actively participating in the bettering of the neighborhood outside of the Board.

For now, the Board will operate with 4 members. However, the Vice-President position will be filled in the next few months. Jake, Anne and Eliza expressed a desire to fill this position. A description of job duties will be sent out to homeowners along with instructions on how to be considered for this position. Since it is an interim position, the Board will determine who will fill the Vice-President vacancy until the term expires at the end of 2025. During the annual meeting in November of 2025, the President and Vice-President positions will be up for election.

7. Misc. Anne Elwood thanked the Board for our service to the community and feels we are now doing a good job. This was very much appreciated by the Board.

The next Board meeting will be on April 21, 2024, at 4:00 pm.

Josh Jones made a motion to adjourn and with a second from Alex, the meeting was adjourned at 5:10 pm.

