

ABERDEEN HOMEOWNERS ASSOCIATION
Board Meeting
January 19, 2025

A Board meeting of the Aberdeen Homeowners Association was conducted on January 19, 2025 at the home of Colleen Hilton. Present were: Steve Madsen, Colleen Hilton, Eliza Washburn, Eric Green and Cindy Christensen. Steve Madsen conducted the meeting.

1. Financial update. Colleen Hilton discussed the “2024 Actual vs. Budget” final report she prepared and which was previously sent to the community. It shows that at the end of 2024 we had a net income of \$2,068.68 compared to the budget which had a net income of \$2,840.00. This was due to the unexpected increase in sprinkler repairs during the months of August and September. Unfortunately, our sprinkler system is aging and requires a lot of repairs, some have been major. We saved money by putting off other projects which limited our shortfall to approximately \$777.00.

2. Projects for 2025.

A. Lochlevan Lane crack repair and seal coat. The bid from Eckles Paving was accepted and when the weather warms up, the work will be scheduled. This will require that Lochlevan be closed to traffic for 48 hours.

B. Fence repair. The damage to our fence in the common area caused by vandalism will be repaired once the weather is warmer.

3. Phase 1 of landscaping. It is necessary to do this project in annual phases due to the cost. Companies are being narrowed down in order to obtain ideas and quotes. Once a design plan is finalized, it will be divided into phases. It is anticipated that Phase 1 will be removal of the dirt in the large dead area behind the mailboxes and a border put in.

4. Camera move. As 5037 Riverside Drive is now vacant, the HOA camera located there will be moved to 5029. Peak Alarm’s bid of \$440, which includes cable, 3 ½ hours of labor and analytics, was accepted.

5. Landscaping contract 2025 – 2026. An RFP was prepared which will be sent to three landscaping companies. It includes plowing and salting Lochlevan Lane during the winter.

6. Neighborhood Watch. The Board would like to establish a neighborhood watch in our community. Training through the Murray Police Department is available, if desired, for those interested in being part of a neighborhood watch. If anyone is interested in serving as Block Captain, please contact Colleen Hilton for additional information.

The next Board meeting is April 13th at 4:00 pm.