

# ABERDEEN HOMEOWNERS ASSOCIATION

Board Meeting  
August 18, 2024

A Board meeting of the Aberdeen Homeowners Association was conducted on August 18, 2024 at the home of Colleen Hilton. Present were: Steve Madsen, Colleen Hilton, Cindy Christensen, Eliza Washburn, Eric Green, Anne Elwood, Josh Jones, Carolyn Budd, Amber Houk, Kim Aagard, and Mary Stuart. Steve Madsen conducted the meeting.

1. The Aberdeen mission statement was read.

2. Eric Green was introduced as the individual the Board has asked to be an interim board member should any of the five current board members resign prior to their term expiring. Eric has graciously agreed to step in should the need arise.

3. Financial Review. Colleen Hilton discussed our finances. She has posted the financial documents to our website so anyone interested can go online and read them. She pointed out that there are three factors which influence a rise in costs: inflation, aging property and vandalism. The HOA is responsible for maintaining our 4 common areas: behind the mailboxes, the pond, Lochlevan Lane (a private road), and the cul-de-sac. As of the end of July, our HOA is in the black. However, we have 4 of the 8 monthly payments to our landscaping company still to come and this is our biggest expense. The reserve fund analysis being done by Complex Solutions is moving forward. An on-site inspection with Board members is scheduled for August 21<sup>st</sup>.

At the next board meeting, Colleen will present a YTD actual income statement to budget comparison, and a tentative 2025 budget.

4. Projects:

Fence repair. Steve has talked with several fence companies and learned there are no longer slats that match the ones currently in our fence. It would be cost prohibitive to replace the whole fence in the cul de sac to have matching slats. Steve will continue to investigate. There is also a section in the fence behind the mailboxes that has bowed out due to a very large root from a Hunters Wood tree. \*(see addendum)

Lochlevan Lane repair. Steve has not had a response to his recent request for an estimate to repair the cracks in the road. It is such a short road that most companies are not interested. The Board got an estimate last fall from Eckles Paving and Steve will get it updated. This is a busy time of year for paving companies, but it should slow down so the Board is looking at getting the road repair done in October. Mary questioned why Lochlevan Lane is a

private street rather than a Murray City street. No one knew why other than it was originally set up that way. Colleen will reach out to Murray City for an answer. \*\* See addendum

Painting curbs. The curbs were last painted in 2020 and they need to be repainted. This project will be done in early October and the Board will be requesting volunteers to help in getting this done. The Board will provide paint pans, roller and the paint.

5. Common area grass. The grass behind the mailboxes is dead or dying. A few years ago, it was replaced with sod which cost more than the Board had anticipated. So, the Board has rejected that as an option again. One option is zero scaping which can be attractive. Eliza, Amber and Mary have volunteered to form a committee to investigate zero scaping as well as other options.

6. Neighborhood Watch. Colleen suggested that a neighborhood watch be formed. She will talk with Murray City Officer Moffatt about coming out and talking with the community about what needs to be done to form and manage a neighborhood watch. Mary suggested also using the app "next door."

7. Resident Concerns. There have been a couple backyards that have sustained some damage to their fences from the mowers. Landform will be contacted. \*\*\* (see addendum)

8. The next Board meeting is the annual Zoom meeting on Tuesday, November 19<sup>th</sup> at 6:00 pm.

Colleen Hilton made a motion to adjourn and with a second from Josh Jones, the meeting was adjourned at 5:07 pm.

\* - Hunters Wood agreed to have their tree trimming service remove the large root from their tree which is causing that section of our fence to bow to the point it will break. The tree was removed and the root ground down so the fence slats can now be replaced.

\*\* - Murray City will do a walkthrough of the community with the Board on August 29 to clarify the responsibilities for which Murray City and our HOA are responsible.

\*\*\* - On August 21, the Board met with Landform's mowing foreman. A backyard was looked at and it was determined that because there was a downward slant towards the fence line, the mower handles rubbed along the fence in order to cut the grass. The marks should be able to be rubbed out, it is just a matter of finding the right product.