

ABERDEEN HOMEOWNERS' ASSOCIATION

Board Meeting Minutes

May 17, 2026, 4pm

A Board meeting of the Aberdeen Homeowners Association was conducted on May 17, 2026 at the home of Eliza Washburn. Present were: Steve Madsen, Colleen Hilton, Eliza Washburn, Eric Green, Kim Aagard, Carolyn Budt, Anne Elwood, Tim Hollinger, Emma Hollinger, Alex Jones, and Josh Jones. The meeting was recorded to facilitate board meeting minute taking.

- 1) Welcome – Steve welcomed everyone. He asked that everyone measure their words since we are recording and don't want to talk over each other.
- 2) Mission Statement and Financial Report – Colleen
 - a) Colleen read the mission statement which is “enhance every Aberdeen's homeowner's home value by keeping our HOA community safe, well maintained, attractive, financially sound, and peaceful.”
 - b) A printed five-year net income loss statement was handed out. Colleen pointed out that Aberdeen HOA did not raise fees for several years. We sustained losses for many years and had decreased our reserve funds. We raised fees rapidly to enable us to have net income and replenish our reserves. We had losses for years 2021, 2022, and 2023. In 2024 and 2025, we had net income of approximately \$2,100 and \$14,500 respectively. One of the biggest unknowns each year is how much sprinkler repairs might be. In 2024 and 2025, sprinkler repairs were \$14,700 and \$2,700 respectively. Our reserves have increased over the last couple of years. Having adequate reserves put us in the position of avoiding special assessment for projects in the future. The five-year CD we have will mature in September 2027. Colleen suggests that it not be funded in a long-term investment when it matures. Colleen's opinion is that our biggest current unknowns for our HOA are landscaping costs, sprinkler repair costs, potential water rationing coming up, and the economy. The landscaping contract will need to be renegotiated at the beginning of 2027.
- 3) Update on status of mailbox area and sprinkler improvements – Eliza
 - a) For the area behind the mailboxes, many weeds were pulled and grass seed planted with the help of Kim Aagard last fall. It appears that the grass seed has done well and filled in a lot of the area. We will see how it does over the summer. The HOA does still have a half bag of seed so this can be spread in the fall again if needed. If the grass dies over the summer due to heat or water restrictions again, the HOA is still considering xeriscape and will most likely start this process if the grass does die.

A homeowner also brought up the concern that she has seen people water their plants during the middle of the day which is not the best for plants or water conservation. Please see the Murray City Watering guideline online if you have questions. It does recommend not watering between 10am and 6pm.

- b) The HOA board is also looking at replacing the two sprinkler control boxes as they are original to the community and very out of date. Steve reports that he has a contact who is an electrician and will consult with him. Eliza reached out to Landform to also get recommendations but has not heard back.

We are hoping to get control boxes that are more efficient and are looking at some additional features such as being able to break down the community into more zones so can water smaller areas as needed and conserve water, the option to use blue tooth so that the HOA board can change sprinklers instead of having to call Landform every time, a feature to stop sprinklers if it is raining and maybe other options as we get more recommendations.

The general cost of sprinkler control boxes was looked into and it seems that we can get them for around \$200-300 each not including labor cost.

- c) A homeowner also brought up the concern of overgrowth around the pond. Steve addressed this and indicated that the overgrowth around the pond as well as on the other side of the community fence (the berm by the wet lands) is a concern and he indicated he would follow up with Murray City to request follow up and the landscape company. He indicated he would also ask Murray City about trimming the trees along the road as many owners also indicated low hanging branches was also a concern.
- d) Additional concerns were brought by homeowners about sprinklers not providing complete coverage or going in a direction that is not needed. Eliza will address this with Landform. A concern was also brought up that the landscape company had not respected the 'no trim' request of some homeowners. Ideas were given such as putting out a wooden flower or something similar to remind landscaping not to trim on those properties. The homeowner indicated they might put a sheet on the bush next year.
- e) Also, this is the second year of the two-year contract with Landform so will be looking a bids again next early spring.

4) Discuss Treasurer position – Steve and Colleen

Colleen has purchased a standalone home in another community and will be putting her Aberdeen townhome up for sale when it is ready. Steve said we are going to lose her services and he thanks her for doing the job of getting us back into the black. Steve stated that we are looking to fill the Treasurer's as well as the Secretarial position and would put out notices. Colleen mentioned that both positions would be interim until those respective positions would come up for a community vote as scheduled. Colleen said that for the Treasurer's position, a background in accounting, finance, or business even if it's clerical is helpful. Colleen explained that Welch Randall does the accounting, but Colleen makes special spreadsheets to explain what is happening in the community, tracks vendors billings for accuracy before payments are made, and transfers funds between the business checking and other bank accounts. The secretary writes the minutes and the newsletters. Anne Elwood noted that the CCRs says there should be 3 newsletters per year. Colleen noted that a legal background is helpful but not necessary in case you need to make amendments to the CCRs.

- 5) Discuss rain gutters, water damage and mold in the community – Colleen and Steve
Steve said this is an interesting topic because it recently came up in Colleen's unit, and in Josh and Alex's home. Colleen said the HOA is not directly responsible for this issue but believes we should play messenger and perhaps supply some tips to the community. A few weeks ago, Colleen noticed that her paint was bubbling up on a downstairs baseboard. After calling a flood and mold specialist company, she found out she had mold. They began tracing the water source by removing some of her sheet rock inside. It was found that where the neighbor's rain gutter ended on the side of townhome, rainstorms had washed away the stucco and started entering the inside of her wall which resulted in water damage and subsequent mold. The water source has now been closed off with flashing on the exterior. The mold was killed with antifungal spray and special paint on the damaged surfaces. On Tuesday, they will put sheetrock back up and perform other related repairs. The contractor explained that a couple of issues can cause this issue. The original builder did not put flashing on the stucco where a rain gutter meets an outside wall. Also, clogged rain gutters can create a water stream into stucco. A next-door neighbor's clogged rain gutter could result in a stucco on the outside of your wall to leak into the inside of your walls of your home, or the situation could be completely reversed. So, these are the suggestions to identify and avoid the situation. First, examine exterior walls for black areas, especially where rain gutters meet the outside of the walls. Colleen has noticed a few around the community. Have a professional make necessary repairs to avoid water getting inside walls, like flashing. Second, keep an eye on your inside walls and baseboards for water damage and possible mold. At that point, call a flood and mold specialist. Third, keep your gutters cleaned. Alex also talked about what happened with her and husband Josh's home about ten years ago.
- 6) Community Questions, Thoughts, and Ideas – Steve
Steve reiterated the need to fill the Secretary and Treasurer position. Steve stated that he felt the community has never been stronger. It's doing great. We don't have a lot of issues like we had a few years ago, and if we can get Murray City to take care of our exterior weeds and so forth, we don't have to worry about the fire hazards and make sure that they post their no fireworks sign. Anne mentioned that she'd like to have phone numbers of board members in the minutes of board meetings. We have been working through Rachel. The temporary contacts are Amber and Brad Randall. Sorry to see Colleen leaving. That's going to be a setback for us for a while. Steve moved to adjourn the meeting, and Anne seconded.

Reminder: Next HOA Board Meeting is Sunday August 16th at 4pm.

Contact Information

Board members:

President - Steve Madsen	801-550-2324
Vice-President - Eliza Washburn	720-496-3906
Secretary - OPEN	
Treasurer – OPEN Colleen temporary	801-550-1537
Eric Green, Member at Large	801-860-1745

Aberdeen HOA Website:

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Murray Police Department:

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Non-emergency	801-840-4000