

ABERDEEN HOMEOWNERS' ASSOCIATION

Board Meeting Minutes

August 16, 2026, 4pm

A Board meeting of the Aberdeen Homeowners Association was conducted on August 16, 2026 at the home of Colleen Hilton. Present were: Steve Madsen, Colleen Hilton, Eliza Washburn, Eric Green, Mary Stuart, Micah Cassiday, and Cindy Christensen. Anne Elwood arrived after the financial review began. The meeting was recorded to facilitate board meeting minute taking.

1) Welcome – Steve welcomed everyone.

Steve read the Mission Statement and then announced the following changes to the board:

- Steve remains President and Eric remains Board Member at Large
- New Board member Mary Stuart becomes the interim Vice President
- Eliza left her position as VP and became interim Treasurer
- Colleen left her position as Treasurer and became interim temporary Secretary

2) Financial Review – Eliza

Eliza reviewed the income statement by discussing the income and expenses. Eliza discussed various expenses, including concerns over the sprinkler repair costs. The board has discussed raising the fees for next year by \$5 mostly to cover inflation. Anne Elwood brought up numerous topics including HOA fees, discounts for board members, and a lack of communication. There was a lot of discussion back and forth, between Anne and board members. Steve suggested we have a quarterly method of reporting what the board members do.

3) The Pond update – Steve

Steve called Murray City and found a permit is required to take the weeds down. Stewart Pest Control can remove the cattails for around \$400 after a permit is approved from Murray City. Anne inquired why the pond looked worse than in prior years. Steve said that the combination of hotter temperatures and trash being thrown into the pond from Hunters Woods encourages growth of weeds and makes for bad water quality. The corrective plan of action is to get the permit, take care of the weeds, and then flush the pond. There is currently sludge on top of the pond liner. A future solution could be to put chemicals in the pond to stop the growth of the weeds. Steve estimated the cost of this maintenance project will be between \$400 and \$600.

4) Sprinkler System update – Steve and Eric

Millcreek Electric will redo the sprinkler controllers and Steve's friend Bob Holladay will assist in getting the sprinkler system updated. Eliza mentioned that the new controllers will allow the board to adjust sprinkler schedules without contacting Landform which

will save money. Eliza also said that in the future, Eric will be managing the coordination of sprinkler issues.

5) Community Questions, Thoughts, and Ideas – Steve

- Ian Humphrey's Celebration of Life will be mid-September, and the home will be on the market soon.
- Mary Stuart has contacted Murray City about the berm situation because of the weeds and the fire danger it presents from the Parkway. Mary has done some weed whacking herself. Murray City has done some work but skipped some and left the debris behind. Steve said Josh Hill is the contact at Murray City. Mary will follow up with Josh Hill. She will also see if Murray City will do a fall trimming of the trees. She will ask them to cut weeds first before spraying herbicide

Eliza motioned to adjourn the meeting at 4:45p and Eric seconded.

Reminder: The next HOA Board Meeting is Tuesday November 17th at 6pm via Zoom. Elections will be officiated by Welch Randall for the positions of Secretary and Treasurer.

Contact Information

Board members:

President - Steve Madsen	801-550-2324
Vice-President – Mary Stuart interim	801-656-7244
Contact for berm and landscaping issues	
Secretary – Colleen Hilton interim	801-550-1537
Treasurer – Eliza Washburn interim	720-496-3906
Eric Green, Member at Large	801-860-1745
Contact for sprinkler issues	

Aberdeen HOA Website:

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

Welch Randall Agency:

Susan Aincham – Aberdeen Property Manager
susan@welchrandall.com
Brad Randall - backup
brad@welchrandall.com

Murray Police Department:

Emergency	911
Non-emergency	801-840-4000