

ABERDEEN HOMEOWNERS ASSOCIATION
Board Meeting
April 27, 2025

A Board meeting of the Aberdeen Homeowners Association was held on April 27, 2025 at 6:00 pm at the home of Cindy Christensen. Present were: Steve Madsen, Colleen Hilton, Eliza Washburn, Cindy Christensen, and Josh Jones. Eric Green was excused. Steve Madsen conducted the meeting.

1. Financial update. Colleen Hilton prepared an income statement and balance sheet through March 31, 2025. It shows that at the end of March we had assets of \$68,301.24, of which \$54,218.10 is still tied up in a 5 year CD. Landform's proposal was accepted as their landscaping cost only increased \$100 a month. One other company submitted a proposal but it was more than double the cost of Landform's proposal.

2. Projects for 2025.

A. Phase 1 of landscaping behind mailboxes. Eliza presented an initial plan to xeriscape the area which included using native Utah plants, free bark from Murray City and other low maintenance items in addition to possibly changing the sprinklers to a drip system. The first steps would be laying the border, killing existing weeds (using cardboard or other means) and adding bark this year.

However, it was noted that more grass than expected has grown back. It was decided to look at the possibility of throwing seed on the smaller dead areas (depending on watering patterns, the need to till or aerate, etc.). Also, adding clover was suggested as it helps grass by returning nutrients and moisture to the soil.

B. Lochleven Lane crack fill and surface seal. Steve said the work will be done by Eccles Paving at the end of May. The process will take three days during which time the road will be closed. A notice will go out to the community when the work is scheduled.

C. Fence repair. Patching the holes in the fence panels will be tried first and if that does not work then Steve and Eric will replace the damaged panels.

3. Lease agreements. Section 2.21(b) of the CC&Rs provides that before anyone can lease their unit, a written lease agreement must be approved by the HOA board. A notice will go out to the community as a reminder of this provision.

4. The next Board meeting is August 17 at 4:00 pm.

Steve made a motion to adjourn the meeting and with a second from Josh, the meeting was adjourned at 7:01 p.m.