



**ABERDEEN HOA, INC.  
BOARD OF DIRECTORS MEETING  
November 30<sup>th</sup>, 2021  
Virtual Meeting  
Meeting Minutes**

Meeting was called to order at 6:10 PM by Andrea Golden. Director's present were President Melissa Stutler, Vice President Shannon Prickett, and Secretary/Treasurer Dakota Lowe. Andrea Golden, Matildere Pierre and Michelle Bibeau representing Melrose Management also attended.

**Notice of the meeting:** Confirmation that notice was posted 48 hours prior to the meeting.

**New Business:**

- **Community Board Signage**  
Romaner Graphics will provide us with pictures and send us bids for signs to post meeting notices. The price range is \$400.00.
- **Holiday Contest**  
Starting 12/01/21-12/19/21 at 6:30p.m lights must be on to be judge. The winner will be posted on the website and prize will be distributed. The board of directors will make own their own flyers and post on each owner's door by 12/01/2021. Melrose will send an eblast and post the flyer on the website.
- **Violation Run**  
Violation walk through will be done on 12/01/2021. Violations will be done 2x a month and send to board of directors before mailing to the owners.
- **ARC application**  
Melrose will be taking care of the Arc application moving forward and sent them to the board for approval instead of the board approving them amongst themselves. Melissa will give Melrose ARC application that was approve so Melrose can file them.
- **Landscape/ Irrigation**  
6 dead trees because of lack of irrigation. DR Horton will replace 3 of the 6 dead trees. Irrigation has not been working since May, June, July, and August. Discussion about \$9k from developer is pending because the audit is not completed. The landscape around the community sign needs to be redone due to the lack of irrigation.  
Find out with DR Horton what kind of trees he will replace, and Melrose will get with the new landscaping company to get bids for the other 3 trees.  
Reached out to the new landscaping company to make sure the contract includes irrigation. Melrose will reach out to Frank Mencina.
- **BOD Increase of Members**  
Clarification on the correct steps to take the board from 3 to 5 members.

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- **Legal Opinion**

BOD will send a list of things they will like legal opinion. We will also get legal clarification on the proper steps to change certain areas the Declaration/By Laws to be customized to fit this HOA.

- **2022 Proposed Budget Discussion**

Board approved to roll over budget from 2021 to 2022 with no changes. We will look at the quarterly expenses in April (January- March) + CPA final audit of what is owed and decide at that time if we need to revise the 2022 budget.

Motion to approve as listed above. Melissa motioned, Dakota seconded, all in favor.

Meeting was adjourned at 7:58 PM. Dakota motioned to adjourn, Shannon seconded, all in favor.

Minutes respectfully taken by LCAM Matildere and Jr. Manager Andrea.

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