

ABERDEEN

COMMUNITY ASSOCIATION, INC.

Board of Directors Meeting

October 26, 2022

6:30 p.m.

Via Zoom

Meeting Minutes

1. Call to Order – Certifying of Quorum

The meeting was called to order at 6:36 pm Board member Melissa Stutler and Bill Lawson were present, therefore quorum was established. It was confirmed that the meeting notice was mailed to all residents at least 14 days in advance. Jennifer Conti represented McNeil Management.

2. Approval of Meeting Minutes:

The Board reviewed the prior meeting minutes as prepared by the previous Manager.

On Motion: Duly made by Melissa Stutler, second by Bill Lawson and carried unanimously.

Resolve: To approve the previous meeting minutes as presented.

3. Management Reports:

Manager reviewed management reports and answered questions from the board.

4. Business Items:

2023 Budget: Board reviewed the 2023 Proposed Budget/Assessment.

On Motion: Duly made by Bill Lawson, second by Melissa Stutler and carried unanimously.

Resolve: To approve the 2023 Budget with the annual assessment at \$936.

Fence Repair along Johnson Road: Board discussed repairs on the fence at the front of the community along Johnson Road. Fence was damaged when a large tree owned by the city fell during a storm. Board received a proposal for handyman Kevin Johnson to repair. Board opted to proceed on working with the city to accept responsibility.

Pressure Wash Community Fence: Board reviewed bids for pressure washing community fence. The owners in attendance suggested they have a workday for a community clean up that includes the pressure washing. Manager will verify with the insurance company on liability for the HOA. If the insurance advises otherwise, the board will move forward with the proposal from Gladiator Pressure Cleaning for \$655.00.

Moving to a Five Man Board: Board discussed increasing the board to five members. Manager will verify with the attorney and determine the steps required to increase from a three man to a five man board.

5. Adjournment

On Motion: Duly made by Melissa Stutler, second by Bill Lawson and carried unanimously.

Resolve: To adjourn the meeting at 7:37 p.m.


Prepared by Manager on behalf of Secretary