

ABERDEEN HOMEOWNERS ASSOCIATION

Board Meeting

April 28, 2024

A Board meeting of the Aberdeen Homeowners Association was conducted on April 28, 2024 at the home of Cindy Christensen. Present were Steve Madsen, Colleen Hilton, Cindy Christensen, Anne Elwood, Eliza Washburn, Josh Jones, Janet Schultz, Amber Houk and Jemiel Cole. Steve Madsen conducted the meeting.

1. The Aberdeen mission statement was read and will be posted to the website.
2. Eliza Washburn was welcomed to the HOA Board in the Vice-President position. She was thanked for her interest and complimented on her excellent application.
3. Financial Review. Colleen Hilton handed out several documents including a YTD balance sheet and income statement as of March 31st, a list of frequently asked questions with answers, and a five-year income statement analysis. She went over each document and pointed out, among other things, that: (a) our operating costs increase in May of each year as that is when the first of the eight monthly payments to our maintenance company begin; (b) inflation, which is an indication of where costs are going, has gone up **30%** from 2010 through August 2023; and (c) an aging property such as ours and vandalism also contribute to rising costs.

Colleen stated it has been called to the Board's attention that 10% is the most the Board can raise fees without community approval pursuant to our CC&Rs. The Board decided it was necessary to raise fees quickly to avoid a financial crisis. As the five-year income analysis shows, beginning in 2020, our HOA was operating in a deficit situation. In order to pay our bills each year, the HOA used \$22,000 in unofficial reserves which depleted our money market account. In Colleen's opinion, HOA fees should have been raised 10% every year beginning in 2020 until the deficits stopped and adequate reserves could be established.

Minutes from the April 2023 Board meeting reflect why HOA fees needed to be increased quickly: \$15.00 (20%) in August 2023 and another \$15.00 (approx. 17%) in February of this year. In addition, minutes from the January 2024 Board meeting explain how the HOA got into a deficit situation.

Steve indicated that our community is in a "catch-up" mode at the present time.

Colleen talked briefly about needing to have a reserve analysis done, something that, pursuant to UCA §57-8a-211(2)(a), must be done no less frequently than every 6 years. She will get information from Welch Randall on whom to use and then start the process.

4. Water strategy.

Colleen obtained our water bills from Murray City for the last eight years and prepared a chart showing water usage for the control box on Lochlevan Lane and the one on Riverside Drive. There was a spike in water usage in 2020 for Lochlevan Lane which resulted from an individual getting into that control box and changing the watering times to come on every day. This caused that water bill to substantially increase, a cost which had to be shared by the entire community. Locks were put on the control boxes to prevent this from happening again. The spike for Riverside Drive in 2023 was due to flushing the pond to remove chemicals sent to the pond from 500 West. The pond displacement is 5,000 gallons.

Steven walked the community with Ernie, Landform's new sprinkler supervisor, and said if anyone has a problem with a sprinkler, to contact him and he will contact Landform. The sprinklers are currently set to come on Saturday, Tuesday, and Thursday for 20 minutes per zone at approx. 2:00 am. This is Landform's recommended schedule for seasonal start-ups. Adjustments will be made as the season progresses.

5. Lochlevan Lane Repair. Steven will get a current bid for repair of the private road on Lochlevan Lane. He pointed out that because Lochlevan Lane is only 1/3 of a block long, it is hard to get anyone interested in the job. A safe, non-hazardous material will be used to fill nuisance cracks. A complete surface coating may be necessary next year.

6. Fence Repair. There are 10 (ten) slats which were vandalized and need to be replaced. Steven said we have two options: buy new ones even though the color won't exactly match; or switch the bad slats with good slats from the fence at the east end of Lochlevan Lane. It was decided to make the switch. Steven will get this done and would appreciate help. Colleen said that doing work in-house saves the HOA considerable money, and that this community is fortunate to have individuals on the Board who have expertise in certain areas eliminating the need to outsource at considerable expense.

7. Fall BBQ/get together. The Board has decided there will no longer be a tent and catered food at our fall BBQs due to the expense. We will go back to the potluck which we did several years ago. Details will be out at a later date.

8. Misc. It was brought up that notices about meetings should go out 30 days in advance. UCA §57-8a-226(2)(a) provides that the 30 days only applies to notices that are mailed out. When sent electronically by email, notice only has to go out 48 hours in advance. However, the Board will continue to list the next board meeting in the current meeting minutes, a reminder will go out two weeks prior to the meeting date, and the agenda will go out 7 days in advance and also be posted on the mailboxes 2 days prior to the Board meeting.

The next Board meeting will be held on Sunday, August 18, 2024 at 4:00 p.m.

Anne Elwood made a motion to adjourn and with a second from Colleen, the meeting was adjourned at 5:30 pm.