

**THE LEGENDS AT ABERDEEN CONDOMINIUM ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS**

**January 18, 2017 5:00 p.m.
Aberdeen Community Center**

MINUTES

CALL TO ORDER

The meeting was called to order at 5:05 p.m. by Kathy Retz, president. Other Board members in attendance were 1st Vice President, Pat McNeilly, 2nd Vice President Terry Burrello and Mickie Murphy, Secretary. Treasurer, Rosemary Vacc was absent. Molly Snavely represented Stevens Management Services, Inc.

MINUTES

Minutes of the October 26, 2016 Regular Meeting and Organizational Meetings were reviewed. A motion to approve was made by P. McNeilly to approve the minutes and seconded by T. Burrello. The motion was unanimously approved. Some typos were noted on the draft of the Annual Meeting minutes.

FINANCIAL REPORTS

Financial reports for October, November and the preliminary December 2016 were reviewed. A reserve withdrawal was made for the replacement of columns. Not all expenses are reflected yet, as one landscaping bill is still not received. A delinquent owner filed bankruptcy, so his balance was set up as a bad debt.

BOARD MEMBER REPORTS

Kathy Retz reported on Master Association activities:

- The pergola was repaired and will be painted in the spring
- Parking lot and driveway repairs will be done in 2017, as well as roofing and siding work on the Community Center. All of these projects are accounted for in the Master Association's reserves.
- The Enhancement Committee is investigating replacement of the ACC tables and loveseats in the main room

Kathy further reported that she will be serving on a committee to review suggested changes to the Highland Heights Charter and Codified Ordinances, which is required every five years.

OLD/NEW BUSINESS

M. Snavely reported that the fall landscape list was completed, including the planting of trees on the mount by 361A. Three of the trees were planted in the wrong location and will need to be moved in the spring. She clarified that the cap stones on the A unit walls were sealed on half of the property – phase 3 will be done in the spring.

The concept of rental restriction was discussed. M. Snavely to give the board a list of units that are currently rented. No action was taken at this time.

The application of salt on the property was discussed, and all agreed it was appropriate in December. If conditions warrant, then management is authorized to apply salt as needed.

IMPROVEMENT REQUESTS - there were none. Storm doors were discussed, and K. Retz believes requests would have to go through the ACC. M. Snavely to write a description of Legends approved storm doors and Kathy will try to get blanket approval on a door type. The Board does not want to discourage people from obtaining storm doors.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:05 p.m. The next meeting will be held on March 15, 2017 at 5:00 p.m. at Kathy Retz's unit 317 B West Legends.

Respectfully submitted

Molly Snavely, secretary