

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

**March 15, 2017 5:00 p.m.**

**Home of Kathy Retz 317 B West Legend Court**

**MINUTES**

**CALL TO ORDER**

The meeting was called to order at 5:00 p.m. by Kathy Retz, president. Other Board members in attendance were 1<sup>st</sup> Vice President, Pat McNeilly, 2<sup>nd</sup> Vice President, Terry Burrello and Treasurer, Rosemary Vacc. Secretary Mickie Murphy was absent. Molly Snavely represented Stevens Management Services, Inc. (SMSI)

**MINUTES**

Minutes of the January 18, 2017 Regular Meeting were reviewed on a motion made by P. McNeilly and seconded by T. Burrello. The motion was unanimously approved.

**FINANCIAL REPORTS**

The final 12-31-16 income statement and balance sheet were reviewed, as well as January and February 2017 financials. There was no unusual activity.

**BOARD MEMBER REPORTS**

Kathy Retz reported on Master Association activities:

- Jeff Sherman is the new presentative for the Eagles on the Master Board.
- The Aberdeen website has been modified to include three tiers of access: general public, resident and board member. The latter two are password protected.
- Roofing material for the ACC was selected, and the decorative dormers will be removed. Wood siding will be replaced by Hardie board; new furniture has been selected, including six chairs and three loveseats.
- Two amendments will be made: one to prohibit Tier 3 Sexual Predators from living within the community; and one to allow email as acceptable mail delivery instead of the existing certified mail requirement;
- Eat and West Legend street signs will be re-painted as well as Augustus and Sutherland.

City activities that will affect residents include:

- Phase 2 of Cuyahoga Airport improvements will involve a 24 hour, 7 day/week work beginning May 31 through July 31.
- Local north and south bound lanes will be closed on Route 271 around Wilson Mills.

P. McNeilly reported that some robberies have been reported at East Glengary and owners should take security precautions. Residents can pick up No Soliciting stickers for their windows from the Highland Heights Police Department. A newsletter will be out soon to address this and other issues.

## **OLD/NEW BUSINESS**

M. Snavelly reviewed the management report noting that excavation will be needed to correct a problem with water seeping in the garage at 340 A and the basement of 333 B. The Master Valve on phase 3 irrigation system has been installed.

**Satellite dishes** – installation is being promoted by various companies. The Association's documents require installation to be on the roof, which inevitably requires repairs to the building materials or removal of the dish. R. Vacc moved to charge owners installing a dish a deposit of \$250 to cover these costs. P. McNeilly seconded the motion, which passed unanimously.

**Storm doors** – the amount of maintenance time spent on repairing door jambs that are not protected by storm doors was discussed. SMSI is to look up the history of these repairs and put a feature article in the newsletter encouraging owners to install a storm door. The possibility of requiring owners to install a storm door on exposed door areas was discussed, but not acted upon.

**ACC review of certain standard requests:** A blanket specification and signed acceptance form is being prepared by SMSI for installation of storm doors and replacement of overhead garage doors and front or garage pedestrian doors. These items all require ACC approval, and a standard specification and approval form would streamline the process for owners.

The Rustic Grill requested names and email contacts of Legends Owners. It was agreed that their request flyer would be put on the bulletin boards and owners can respond if they choose to.

**IMPROVEMENT REQUESTS** - there were none.

## **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:10 p.m. The next meeting will be held on May 17, 2017 at 3:00 p.m. at the ACC. Other dates will be July 19, September 20 and November 15, 2017.

Respectfully submitted

Molly Snavelly, acting secretary