

# THE LEGENDS AT ABERDEEN CONDOMINIUM

## Eighth Annual Meeting

November 14, 2014 7:00 p.m.

Aberdeen Community Center

### MINUTES

#### **CALL MEETING TO ORDER:**

President Myrtle Muntz called the Annual Meeting to order at 7:05 p. m. Board Members in attendance were, Kathy Retz, Vice President, Allan Johnson, Treasurer, Don Iler, Secretary, and Cindi Locker, At-Large. A quorum was established with 48% of the unit owners represented either in person or by proxy at the beginning of the meeting. Molly Snavelly represented Stevens Management Services, Inc. (SMSI).

Notice of the meeting was sent to all owners October 3, 2014 by regular mail.

#### **READING OF MINUTES OF PREVIOUS ANNUAL MEETING:**

The minutes of the November 14, 2103 Annual Meeting had been sent to all owners with the meeting notice. Paul Murphy 339B moved to approve the minutes as presented. The motion was seconded by Welcome Retz, 317B and unanimously approved.

#### **REPORTS OF OFFICERS & COMMITTEES:**

Myrtle Muntz, President, thanked board members for their service this past year. She thanked owners for their participation in the passage of the insurance amendment. The Board met eight times this year, and dealt with association matters such as:

- Rules violations – particularly parking and pets.
- One foreclosure and liens filed on units with delinquencies.
- Review of a variety of owner's requests for improvements to the property.
- Building repair issues, particularly to the columns, and a balcony.

Myrtle thanked all volunteers for their participation, especially Tony Burello for organizing the community dinners, and Kathy Retz for her additional work on the Master Association Board and involvement with the City of Highland Heights.

Allan Johnson, Treasurer, noted he has served as President, Vice President and Treasurer in his 7 ½ years on the board. The Board scrutinizes the financials and knew that the 2014 budget would be tight, as the maintenance fees were not raised this past year. The Board was unaware of the foreclosure when the 2014 budget was set. Replacement of balcony support columns is going to be costly. Unit owners with balconies should inspect periodically, as one had a costly repair this year, and balconies are the responsibility of the unit owner. Some owners felt it was not appropriate for owners to have to pay for a balcony repair. M. Snavelly noted that the Association's attorney interpreted that owners were responsible for the balcony, since they are listed as Limited Common Elements in the Declaration and the Board accepted the interpretation of the attorney.

Kathy Retz, Vice President, reported on Master Association issues. Statistics of pool usage in the summer of 2014 do not support expanding the size of the pool, but this will continue to be monitored. Reserves for pool expansion are being set aside. The walking trail along Aberdeen Blvd will be plowed this year. The Master Association is looking for volunteers to monitor outside community use of the tennis courts. This was a problem last summer.

Kathy also reported on Highland Heights issues. The city will be working on Miner Road in 2015. The county airport is expecting an expansion of a runway. Don Iler further clarified the airport expansion will not affect any roadways.

Molly Snavelly recapped maintenance issues association issues in the past year:

- Landscape renovation of West Legends entrance was completed this fall, and several units had large overgrown junipers removed and replaced with more colorful plants.
- Replaced the final backflow device, which was budgeted.

- Gas lines were painted in phase 3 as were white trim around doorframes on numerous units throughout the development.
- Many garage man door frames, and rear sunroom doorframes show deterioration at the base and trim is being replaced with plastic. Owners were encouraged to install storm doors.
- Heat cables have been installed on some units where ice problems persist.
- Planning was done for the installation of more visible house numbers, which has been requested by owners. The project is included in next year's budget.
- Owners were reminded that many improvements they wish to make may require both condominium as well as Master Association Board approval, and to allow enough time.

### **NOMINATION AND ELECTION OF BOARD MEMBERS:**

Andrea Newcomer, 346A and Joel Edelstein 327A , offered to serve as inspectors of election if needed. The terms of Myrtle Muntz and Cindi Locker are expiring. Myrtle Muntz nominated Rosemary Lips to serve on the Board. Rosemary was not at the meeting but had written a letter indicating her acceptance if nominated. Andrea Newcomer 346A nominated Pat McNeilly, 353B. Pat accepted the nomination. Don Iler nominated Cindi Locker. Cindi declined the nomination. There were no other nominees or volunteers. Tony Burello, 363B moved to close the nominations and have the secretary cast a unanimous ballot electing Rosemary Lips and Pat McNeilly to the Board. Sandra Gammie, 364B seconded the motion, which was approved unanimously.

Don Iler thanked Cindi Locker for her hard work and diligence as a board member.

### **OLD BUSINESS AND NEW BUSINESS:**

Tony Burello, 363B noted that Stone Water Grill is now operated by Zappitellis and it is a positive change. The next dinner will be on Friday December 5.

Allan Johnson, announced that the Board had adopted the 2015 budget, which will necessitate an increase in maintenance fees to \$250. Primary factors in the increase are: the need for repairs to the columns; the continued need to renovate landscaping; installation of heat cables, increasing the amount allocated to reserves; and the need to acknowledge bad debt resulting from foreclosures.

Andrea Newcomer asked if the board had considered raising the fees less, and funding certain projects by special assessment. The Board had discussed this possibility but landed on increasing the fees to a level that more realistically accommodates the operating costs of the property. Allan reminded owners that Don Barr had set the fees very low as a sales tool. Don Iler reinforced that the increase is needed, since the association does not want to be underfunded. Marla Edelstein agreed that compared with other comparable associations, the fee at The Legends has been low. Molly Snavely reminded owners that \$30 per month of the maintenance fee goes to the Master Association.

Sandra Gammie noted that owners have to take care of shrubs after new ones have been planted, and suggested that some costs could be reduced by volunteer actions. She said she would be willing to water new plants or help with planting.

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:30 p.m. on a motion made by Joel Edelstein , 327A and seconded by Andrea Newcomer, 346B. The motion passed unanimously.

Respectfully Submitted,

---

Don Iler, secretary

---

Date