

THE LEGENDS AT ABERDEEN CONDOMINIUM
Tenth Annual Meeting
November 15, 2016 7:00 p.m.
Aberdeen Community Center

MINUTES

CALL MEETING TO ORDER:

President Kathy Retz called the Annual Meeting to order at 7:05 p. m. Board Members in attendance were, Allan Johnson, Treasurer, Pat McNeilly, 1st Vice President, Terry Burrello 2nd Vice President and, Rosemary Vacc, Secretary. A quorum was established with of the unit owners represented either in person or by proxy at the beginning of the meeting. Molly Snavely represented Stevens Management Services, Inc. (SMSI).

Notice of the meeting was sent to all owners October 19, 2016 by regular mail.

READING OF MINUTES OF PREVIOUS ANNUAL MEETING:

The minutes of the 2015 Annual Meeting had been sent to all owners with the meeting notice. Maul Murphy, 339 B moved to approve the minutes as presented. The motion was seconded by Myrtle Muntz 318 C, and unanimously approved.

REPORTS OF OFFICERS & COMMITTEES:

Kathy reported that the Master Association became emancipated from Miner Properties this year, and had to form its own Architectural Control Committee. She informed owners that certain exterior improvement requests now need to be presented to both the condominium board and the Master ACC, so allow extra time for the process.

Molly Snavely summarized this past year's projects, which included adding building signage over garage doors and yard signs in some areas, replacing columns on C units, replacing deteriorated stone wall caps, trimming of all spruce trees, and removing dead trees, as well as replacing foundation plantings where needed. She informed that the Board shopped insurance this year, and due to high deductibles being imposed by State Farm that the policy is being switched to a package through The McGowan Group.

Allan Johnson reported that his term is expiring and although he is not seeking re-election he would be willing to continue working a re-drafting the Rules booklet with the committee.

Tony Burrello invited everyone to attend the Holiday Dinner at Stone Water on December 6.

ELECTION

Joel Edelstein and Judy Anderson volunteered to serve as Inspectors of Election.

Judy Anderson nominated Micki Murphy, 339B. Micki accepted the nomination. Myrtle Muntz nominated Richard Kronenberg, 356 C Rich declined the nomination. There were no other nominees or volunteers so Myrtle Muntz moved to close the nominations and cast a unanimous ballot electing Micki Murphy to the Board. Rich Kronenberg seconded the motion, which was unanimously approved.

OLD/ NEW BUSINESS

Owners discussed the survey taken regarding restricting rentals in the community. 40 owners responded to the survey. 24 were in favor and 16 opposed the idea. Some owners at the meeting strongly objected to limiting owners' ability to rent as overly restrictive. There were also questions about how the amendment would be enforced. Owners asked how many rentals are there now by unit type (A,B,C). This would need to be investigated.

The vacant lots (paved parking and field across from the parking area) were discussed. The owner, Dino Palmieri, is hoping to build something there. Paul Murphy said he is discussing options for these parcels of land that may not include buildings.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:15 p.m. on a motion made by Joel Edelstein and seconded by Micki Murphy. The motion passed unanimously.

Respectfully Submitted,

Rosemary Vacc, secretary

Date