

**THE LEGENDS AT ABERDEEN CONDOMINIUM**

**Ninth Annual Meeting**

**December 2, 2015 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, Secretary, and, Rosemary Lips At-Large. A quorum was established with 46% of the unit owners represented either in person or by proxy at the beginning of the meeting. Devon Kellerhall represented Stevens Management Services, Inc. (SMSI).

Notice of the meeting was sent to all owners November 4, 2015 by regular mail.

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

The minutes of the November 14, 2014 Annual Meeting had been sent to all owners with the meeting notice. Joel Edelstein 327A moved to approve the minutes as presented. The motion was seconded by Richard Kronenberg, 356B and unanimously approved.

**REPORTS OF OFFICERS & COMMITTEES:**

Kathy Retz, President, thanked board members for their service this past year. Tony Burrello was also thanked for his organization of the dinners held at Stonewater; a thank you was also extended to Dana Burrello for the tasty treats. Paul Murphy was recognized for his willingness to serve on the Architectural committee. Tanja Deluca was applauded for volunteering to serve on the Social Committee of Aberdeen.

Allan Johnson, Treasurer, reported that the Legends is financially stable and maintenance fees will remain the same for 2016.

Kathy Retz, President, reported on Master Association issues. The Master Association is mostly complete with over 90% of homes now constructed. The Master Board has been busy this past year sprucing up the community center, making a children's room for fun activities during parties held at the center, and some tennis courts have been converted into pickle ball courts. The chairs around the pool have all been re-strapped, which saved a considerable amount of money over replacement of the chairs. The issue with the access cards has been corrected.

Devon Kellerhall recapped maintenance issues association issues in the past year: Landscape improvements included installation of plants around large electrical boxes to soften their appearance, and replacement of overgrown junipers with a more suitably sized shrubs. Heat cables have been installed on units which had excessive ice formation. The Board is working on a signage project to help make locating units from the street easier. There is an example of the green and silver address sign installed over 317A's garage. In some cases yard signs will be necessary for those units which are not visible from the road. The signage project must still be approved by the Architectural committee. The balcony column replacement project is 1/3 complete, and replacements will resume in the spring.

**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 Kathy Retz and Don Iler are expiring. Kathy Retz volunteered to serve another term on the Board. Allan Johnson nominated Don Iler to serve on the Board. Don was not at the meeting but had written a letter indicating he would accept a nomination also he would volunteer to serve another term. Richard Kronenberg 356B nominated Theresa Burrello, 362B. Theresa accepted the nomination. There were no other nominees or volunteers. Richard Kronenberg, 356B moved to close the nominations. Carol Cirillo, 315A seconded the motion, which was approved unanimously.

After the ballots were cast Kathy Retz and Theresa Burrello were elected to the Board of Directors.

**OLD BUSINESS AND NEW BUSINESS:**

Tony Burello, 363B noted the next dinner will be on Thursday December 10<sup>th</sup> at Stonewater Bar and Grill.

Owners noted their dissatisfaction in the operation of the irrigation system this past summer. It was agreed Stevens will make a stronger effort to notify owners if there is an issue with the system. Additionally, the Board agreed to shop irrigation contractors for the upcoming year.

D. Kellerhall reported on the status of the two undeveloped lots. It was noted these units will most likely be single family attached units, they should be constructed to resemble the Legends' condos, they will need to abide by the regulations imposed on the association, and will be required to have their major services performed by whoever the association has contracted with.

There was discussion about the possibility of amending the governing documents to restrict the leasing of units and make The Legends at Aberdeen a community of all resident owners. Owners in attendance were divided on this issue. A survey taken by Stevens will be sent out in advance of legal ballots being mailed.

Paul Murphy asked about the plan for the trees plagued with Ash Bore. K. Retz reported that these trees were reviewed and will an attempt will be made to save them through an inoculation program.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:28 p.m. on a motion made by Richard Kronenberg, 356B and seconded by Joel Edelstein, 327A. The motion passed unanimously.

Respectfully Submitted,

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Pat McNeilly, secretary

Date