

**Aberdeen Ridge Homeowners Association**  
**Special Meeting**  
**Jackson Township Administration Building**  
**October 23, 2013**

The meeting was called to order at 6:07 PM. There were 36 qualified voters through members present and proxy. Brandon thanked everyone for coming and he introduced himself and the board members including: Brandon Scheatzle, President; Dan Laubacher, Vice President; Brian Cole, Treasurer; Dick Moecia, Secretary; Dan Ford, Welcome Committee, Nick Paul; Planning Committee. Dan Laubacher was called to work for an emergency and was unable to attend.

Minutes

The minutes from the prior meeting were read. A motion to approve the minutes with minor corrections was seconded and carried.

President's Report

Brandon pointed out billings will go out in January. They will be due by April 30. A motion was made to move the annual meeting to September. That motion was seconded and carried.

Treasurer's Report

Brian Cole passed out a financial statement showing revenues and expenses including projections for 2014 and he suggested a dues increase. Dr. Jonathon Ash motioned in light of the carryover we will have at the end of the year, that we "wait and see" and make this an agenda item again next year. That motion was seconded and carried.

Secretary's Report

Dick Moecia motioned that we change the bylaws to allow notice by email, delivered in the newspaper box, posted by sign at the entrance ways or U.S. Mail. Also, he motioned that we allow for voting by email or a voting button on our website. Both motions were seconded and carried. Mike Thompson motioned that we purchase our own domain name for the web site. His motion was seconded and carried.

Motions Made

Dr. Ash motioned to move Trick-or-Treat to 6:00 PM to 8:00 PM. A sign will be posted. The motion was seconded and carried.

Dan Ford talked about his job on the board. He will welcome new Aberdeen Ridge homeowners to the neighborhood. A motion was made to allow for purchase of a \$10 gift card for Duncan Donuts to be given to the homeowner along with the Association Agreement. His motion was seconded and carried.

Brandon thanked everyone for attending. The meeting adjourned at 7:15 PM.

### Correspondence

- Letter dated 11/13/13 mailed to homeowner explaining ARHOA Agreement
- Emailed and delivered invoices dated 1/15/14 for ARHOA dues
- Emailed reminders dated 4/23/14 for ARHOA dues
- Mailed invoices dated 6/17/14 with \$25 late payment fee
- Emailed and delivered annual meeting notices dated 9/7/14
- Delivered and/or mailed invoices dated 9/18/14 with \$25 late payment fee
- Letter dated 6/13/14 mailed certified to homeowner demanding payment

### Old Business

- Received quotes from three insurance companies (United States Liability Insurance Company, Pat Joyce and State Farm). Purchased insurance from State Farm.
- Prepared bylaws, as amended, to include motions carried from special meeting, dated October 23, 2013.
- Observed Pond Wiser remove and install aerator/fountain this past fall and spring respectively.
- Electrical circuit shorted out damaging the wiring, electrical outlet and timer. Abbott Electric repaired the wiring, replaced the outlet and timer parts.
- The culvert at the south side of the pond is collapsing. It will probably need repaired at some point.
- Gave AEP permission to trim and/or remove trees along Perry Drive.
- The board pursued judgment lien against one homeowner who was behind three years which resulted in full payment. The board unanimously agreed to charge a \$25 late fee for 2014 ARHOA dues paid after April 30. Delinquent dues as of September 21, 2014 owed by six homeowners.
- Proactive with homeowner on Vicksburg in answering questions regarding lot and construction of house
- Vice President Position, which is currently vacant, has been eliminated.

### New Business

- 2015 Budget
- 2015 ARHOA dues
- Buttons will be added to website to enable homeowners to pay dues via PayPal, Debit or Credit Card. The cost to homeowners using this feature will be 30 cents plus 2.9% of the invoice or approximately \$76.45 or \$51.45 if paid timely
- Emergency Response Plan
- Maintenance of Right of Way Ditch along Perry Drive

Respectfully submitted by *Richard N. Moecia*