

Aberdeen Ridge Association Meeting
July 17, 2013

The meeting was held at the Jackson Town Hall Building and opened at 7:00 PM. Present were Fred Tobin and Mike Gruber, a specialist in the area of associations. There are 138 lots in Aberdeen Ridge. There were 18 homeowners signed in.

Fred recommended selecting five board members who will elect officers. The officer positions should be staggered so that one member 's position will last one year, two positions two years and two positions three years.

Board meetings can be held as needed with one annual meeting open to all members. Tobin will supply bi-laws to the board. There was considerable discussion surrounding the number of people needed for quorum. According to Gruber, only 25% of membership is needed for quorum. Gruber suggested creating an interval election tonight. The first job for the board would be to hold another meeting with at least 35 home owners. People usually give proxy to a neighbor or something just to meet quorum. Liability Insurance will be needed so Tobin will secure for the new board tomorrow. Other immediate expenses are maintenance of the pond and front entrance plus electric. A business called Earthserve does the mowing and they're under contract for the rest of the year. Tobin has been charging \$5 per year for each property owner taken out of dues to maintain records. He provided a receipts and expense statement for 2011 thru 2013 to date. A copy, labeled Financial Statement (7-17-13).pdf is attached.

By-laws do NOT require a reserve. There is current \$6,000 in the checking account. There are no liabilities except for the current electric bill, accrued taxes for the second half of 2012 and a very nominal amount for brush hogging. The pond pump is getting noisy and will cost \$3,000 to replace. The pond will go stagnant without a pump for aeration. Chemicals would not be satisfactory. Jackson Township is responsible for street paving. ADP is responsible for lights and light poles.

There are no liens filed for unpaid dues. There are currently 27 property owners who have not paid but no one is over two years delinquent. Our association is Aberdeen Ridge only. We have more homes than Aberdeen Glenn. There are four empty lots plus two on Torrey Pines. There is no existing requirement to build on the empty lots within a prescribed time frame. The empty lots have been sold but no improvements are planned.

Board members nominated are:

- Dick Moecia
- Brian Kornblum
- Brandon Scheatzle
- Dr. John Ash

The first two nominees accepted the nominations but they won't be effective until after insurance is secured. The last two nominees were not present. Tobin will contact them to confirm they will accept nominations. There were no objections to the nominations.

According to Tobin, there is no conflict and it is common practice for board member and officer to enter in to contracts with the association to perform work for profit as long as the rate for service is no more than the going rate for such service. The board may set a policy for this.

Tobin will provide a copy of all property owners with their addresses. The meeting adjourned at approximately 8:30PM.