

**Aberdeen Ridge Homeowners Association  
Annual Meeting  
Jackson Township Administration Building  
September 25, 2014**

The following minutes are unapproved. Because these minutes won't be read until our next meeting tentatively scheduled for next year with a motion for approval, the minutes are being made public now for homeowner's perusal. Please email Dick Moecia at [rmoecia@gmail.com](mailto:rmoecia@gmail.com) for any comments or corrections.

The meeting was called to order at 7:02 PM. There were 24 qualified voters through members present and proxy. Brandon thanked everyone for coming and he introduced himself and the board members including: Brandon Scheatzle, President; Brian Cole, Treasurer; Dick Moecia, Secretary; Dan Ford, Welcome Committee, Nick Paul; Planning Committee. Brian Cole and Dan Ford were unable to attend.

President's Report

Brandon pointed out our Vice President, Dan Laubacher, passed away unexpectedly this past year leaving the vice president position vacant. The board has decided to eliminate that position. One homeowner objected, stating it's a bad idea and the position is required. The board pointed out the ARHOA bylaws do NOT require the position. It was agreed after lengthy discussion that we will announce the vacancy first to determine if it should be filled before eliminating the position.

Minutes

The minutes from the prior meeting were read. A motion to approve the minutes by Chris Maurer was seconded and carried.

Treasurer's Report

Dick Moecia covered the expenses for the current year and 2015 budget. He indicated there is a surplus this year. However, we reduced delinquent accounts from 11 homeowners to 5 so the additional receipts most likely caused the positive cash flow. He also pointed out anticipated expenses exceed receipts for 2015 by \$550. One homeowner asked why the landscaping budget is so much greater than this year. Dick explained landscaping for 2015 is based on an average from prior years. In 2014, we were able to reduce costs by doing some of the work ourselves. Lou mows some of the common area around the pond. One homeowner pointed out we shouldn't have to do any of the (landscaping) work in order to cut costs.

There was considerable discussion over this. Some homeowners believe we should increase dues to cover continuing expenses and specific one-time pond expenses that eventually will surface including:

- Aerator/fountain that has reached its life cycle
- Collapsing culvert by pond
- Dead trees that need removed around common area

Brandon pointed out there were electrical problems this year and Steve Abbott helped by replacing the outlet, wiring and timer parts for a very reasonable amount (\$195). The timer now has a lock on it.

The aerator/fountain has reached its life cycle. The lights purchased by homeowners several years ago apparently broke and it was cost prohibitive to repair them so Tobin gave Pond Wiser permission to discard them. We had heard the unit together with the lights cost \$8,000. We have not received any estimates for the culvert repair.

One homeowner pointed out if the pond is a retention pond, it is solely our responsibility. If it's a detention pond, however, then the township may have some responsibility for its maintenance. The board will get more information about the pond. Also, Brandon will assess the need and cost for tree removal. He will also get estimates for repair of the culvert if needed. Another homeowner wanted to know if there are signs around the pond protecting us from liability. Brandon pointed out there are two "no swimming" signs. A homeowner asked if soil is still going in to the pond from new construction. Brandon pointed out all new construction is near completion and grass has been planted so there should be no more problems.

Steve McDonald asked about the leaves and debris that collect in the drainage ditch along Perry Drive. Brandon pointed out this is county property and they have responsibility for cleanup. Steve believes ARHOA should maintain this area since it is a reflection of our neighborhood and can indirectly impact on property values.

Current reserves should not be used to pay some of the one-time expenses. One homeowner suggested we first do an expense analysis to determine the amount of money needed to pay for some of these one-time expenses such as the aerator and culvert. Another homeowner thinks a ceiling should be established so that if dues are increased to cover some of these looming expenses, we will revert back to \$50 annually after we have sufficient reserves to cover these one-time pond expenses. Chris Maurer motioned that we increase dues to \$75. He was reminded that we do not have sufficient members present to meet quorum. However, per our bylaws, the board has the authority to increase dues without any vote from homeowners. His motion was modified just to see a show of hands that after an expense analysis is completed those in favor of a dues increase with a ceiling. That motion was seconded. Out of 24 homeowners, 16 raised their hands.

There was also considerable discussion regarding the intersection of Shiloh and Blue Ash and the homeowners concern it is hazardous. Brandon explained a 4-way stop cannot be erected to control traffic. Speed bumps are also not practical because the road must be accessed by snowplows. The stop sign used to be on Blue Ash and not Shiloh so perhaps the county will approve flipping the signs. This would be advantageous to slow traffic coming out of the new development in Aberdeen Glen on Blue Ash. The board will look in to that. Also, a petition from homeowners requesting the change might help.

#### New Business

There were insufficient homeowners present for quorum. However, the board has the authority to act independently on many of the following suggestions and issues:

### Emergency Response Plan

Steven (Lou) LeBeau talked about establishing an emergency plan that could be utilized in case of certain emergencies (e.g. tornado). He pointed out the first couple minutes, hours are most important so having a plan could save lives. It could be helpful to have a plan along with text numbers, contact information and profiles for interested homeowners so we could communicate in case of emergency. If there is enough interest, Lou will spearhead a plan. Dick offered to make the website available if needed. Homeowners expressed an interest so Lou will begin working on it.

### Trick-or-Treat

Brandon asked for a show of hands to celebrate Trick-or-Treat from 3:00 to 5:00 pm which is consistent with Jackson Township. Homeowners unanimously agreed to the earlier time.

### Aberdeen Ridge Domain Name Sign

Lenore Zona suggested putting a sign at our entrance with our domain name so homeowners know when there's something significant and new to look at [aberdeenridge.com](http://aberdeenridge.com).

### Annual Meeting

Our annual meeting will be held tentatively on the fourth Thursday every September.

### Forum

Steve McDonald suggested putting a forum on the site.

### PayPal

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 \$51.45 if paid timely.

Brandon thanked everyone for attending. The meeting adjourned at 8:40 pm.