

Aberdeen Home Owners Association
Meeting Agenda/Meeting Minutes

Location: Jackson Township Administration Building

5735 Wales Ave NW

Massillon OH 44646

April 6, 2022

6:00 PM

1. Call to order
 - a. *Meeting called to order by Brandon Scheatzle at 6:02 PM.*
2. Roll call and officer introductions
 - a. *Officers introduced: Brandon Scheatzle, Greg Boylan, Jamie Lambo, and Dan Ernst.*
 - b. *Attorney George Urban*
3. September 15, 2021 meeting minutes approved – *Dan Ernst*
4. Financial report reviewed/approved – *Jamie Lambo*
 - a. *Year 2021 was essentially a break-even with revenues and expense*
 - b. *Notice of HOA dues was sent to all members (due 04/01)*
 - i. *Annual dues are \$75 (no change from prior year)*
 - ii. *Received to date \$9,375 (budget \$10,200)*
 - c. *YTD expenses \$3,470*
 - d. *Property taxes due in May \$1,735*
 - e. *Legal fees \$1,100*
 - f. *2022 budget expenses include:*
 - i. *Mailing materials and postage*
 - ii. *Aerator maintenance (\$400)*
 - iii. *Electricity to operate aerator (\$400)*
 - iv. *Block party (\$400)*
 - v. *Insurance (\$1,200)*
 - vi. *Largest annual cost is landscaping*
5. New business
 - a. *Discussion of speed limit on neighborhood streets – especially Blue Ash Ave.*
 - i. *Speed limit is 25 MPH*
 - ii. *HOA could pay for extra police patrols*

- iii. *Four-way stop at Blue Ash Ave. & Shiloh St.?*
 - 1. *County controls – HOA asked about 7 years ago and was denied*
 - b. *Discussion about making Spectrum cable available to neighborhood*
 - i. *Need 10 people to call Spectrum and ask they bring-in service*
 - c. *Change By-Laws regarding fence rule*
 - i. *A change to By-Laws requires a quorum (75%)*
 - 1. *Quorum: 136 members x 75% = 102*
 - 2. *Votes to change By-Laws fence rule and bring all By-Laws into alignment at this meeting were 20-in person, 10-proxy – 72 short (102-30=72)*
 - ii. *Lots 1-69 are in Phase 1 which includes fence rule*
 - 1. *Phase 1 and Phase 3 By-Laws are in alignment*
 - iii. *Phase 2 By-Laws does not include fence rule (15 ft. and 5 ft.)*
 - iv. *Both By-Laws are recorded and therefore valid*
 - v. *Further work to be done to bring all versions By-Laws in alignment*
 - vi. *Steve Abbott joined the By-Law Committee which currently consists of Gary Peterson and Gregg Elliott*
 - d. *Motion to install Steve Abbott as Webmaster*
 - i. *Motion passed*
 - ii. *Website is www.aberdeenridge.com*
 - e. *Dino Palmario (developing farmland on East side of Aberdeen) wants to have the new development to be included in the HOA. Plan is to have 52-62 lots, with wet land, and retention pond.*
 - i. *Discussion leaned toward including rather than excluding.*
 - ii. *Do we need a vote on this? Do we need a quorum? Atty. Urban to review.*
6. Adjournment and scheduling of next meeting
- a. Next meeting date TBD
7. Meeting adjourned 7:18 PM