

Aberdeen Homeowners Association of Pasco

Minutes of Meeting

November 19, 2020 7:00pm

Present: Hollie Topash, Matthew Murray, Elsie Young, Damien Dam, Pedro Cortes.

The Meeting was call to Order by Hollie Topash at 6:30pm

Discussion addressing the WIFI at the front entrance. Hollie advised that currently we pay our provider Spectrum, \$230.00 per month. This was for speed of 600mps, no contracts were required for 2 years. Pedro Cortez inquired if there were any cancellation fees and was advised that we are month to month. Frontier is allowing 500mps for \$110.00 per month, plus a one-time fee of \$98.00 as hook up fee. This is a guaranteed price for 2 years. Hollie entered a motion to make a change to Frontier and Pedro seconded the motion, the process and change should take 3 – 7 business days.

The next agenda addressed adding different items to the website, including Minutes of the meeting, address where to send payments, violation process, how it works, addition of a bulletin, April will work on a newsletter with the IT Person from Ameri-Tech. There are plans to include as an update to Homeowners, what is happening in the neighborhood and upcoming events. Sara Fede mentioned that the names of the Board Members needed to be updated on the Webpage, as well as the amount of quarterly payments due by Homeowners. Pedro suggested that the Financials in regards as to what is been spent should be posted, as well as Agenda's for upcoming meetings. April advised of the Time Constraints and the balance sheet year to year. Matt Murray expressed that he did not think that some financial information should be on the webpage in the event the site is breached (Hacked). Pedro mentioned that the community should know what we are spending the money on. April expressed as a point of discussion that anyone (in Kalamazoo) can see what the money is being spent on. April suggested that we can put together an entire package of documents and the Board can decide what portion of those documents can and would be posted on the webpage. April advised that we open a Motion and someone should second it. Pedro Cortez entered a motion to discuss what would be added to the Webpage. Hollie Topash second the Motion. Hollie expressed that she was cautious as to the content of the Financial Information we would be putting out there, what we would be disclosing. Matt Murray asked if the companies we hire were concern that everyone (other vendors) knew what they were charging. April advised she would send some information to the Board, without the company's names. Elsie Young mentioned that she was a bit skeptical as to whether the information that we included overall was public knowledge. Pedro mentioned that we could stick to the type of work, Hollie mentioned that it could say how much money were in the accounts. Pedro mentioned that he had previously looked up another development, to see what they listed. April stated that the treasury can list what we have and post it. Hollie inquired as to how often we get requests for Financial Data and April responded that as far as she knows no one has never call to ask about such information. Sara expressed that she saw both points of view in regards to the positing, and thought that letting the Community know where their Money is coming from would be a positive move. Hollie mentioned that in addition, the Homeowners should know that they can call the Management Company in regards to questions, regarding return checks, late fees etc.

April expressed that the Treasurer should write up a report and going forward present an overview at each meeting in regards to the Finance. Hollie Topash ask that Pedro may want to have the Board members look at it prior to posting. Pedro inquired as to whether this process was done previously. He was advised that the Past Management Companies had done so at the yearly meetings. April/Hollie asked if there were any other items anyone would like to see on the Reports (Financial). Natalie Holiday stated that "People" talk and that it was necessary to put the Financial information out there so that everything is Transparent, she ask " What does the vendor price to Us (Aberdeen) have to do with Aberdeen?" . Hollie inquired if we were allowed to put the Company(s) name on the Website. April offered to send a screenshot of another development and wondered if there might be a bit of confusion with the P and L (Profit and Loss) spreadsheet. Pedro mentioned that he would like to see the P/L since we are focusing on transparency and the community are all involved. Matt Murray offered that the Homeowners can call the Management Company if they need clarification. Hollie Topash made a motion for Pedro to do a Report monthly or quarterly on the P/L including additional expenses and send to April, the Management Company would then post the balance sheet on the Website. It was agreed that the Homeowners would have a better idea as to where the money was going. Hollie ask April if she should make a motion for Ameri-Tech to do the P/L starting in January. Bebi (?) expressed that she understood why Pedro wanted the P/L because as a Homeowner she would like to be advised as to whether we are over our assigned budget. April agreed and stated that we can put the financial on the Website so folks know where we are, and whether we are or will be over budgeted figure, thereby they will be personally informed where we are as an Association. The Report should include where we are financially. Pedro agreed and advised that he would work on the Report.

Hollie ask for second to the Motion to do the P/L Report in the newsletter, a motion for the Treasurer Report by Pedro Cortez and second Report to Create Financial statement. Question on the floor was whether or not the Report should be monthly or quarterly. Pedro thought that a Quarterly Report would be better. April asked if we should be a quarterly as well as monthly. Matt Murray seconded the motion.

We were notified about the situation with the sidewalk Repairs. It was noted that there were approximately 21 sections of sidewalk and 7 sections to be grounded down. Hollie advised that there were 2 Bids pending, Fredrick Construction and MF Construction. Hollie advised that it would take Frederick Construction approximately 3 working days to complete the job and we would need to stay off the sideway for 5 days. This company would take care of the tree roots and replace grass in certain sections with SOD, the Bid came in at \$7,800. MF Construction came in at \$15,975, they would be replacing SOD as well. Hollie ask about the vote for both Bids, in response to a question regarding the deep tree Roots, Hollie reached out to our Landscape Company and he advised he would charge us \$100.00 to do both Roots. Pedro ask if anyone had opinions to contribute. Hollie explained that the overall cost would be approximately \$8,150 for Frederick. Hollie made a motion to vote on the Bids, we all agreed to go with Fredericks Construction. Hollie advised that she would reach out to the Company the following day to get the signed contract. Hollie would get a letter from the Attorney to trim the tree roots.

Hollie mentioned that the overflow grates that were discussed in previous meetings have been fixed. The matter of the playground was addressed, Hollie inquired if anyone wanted to discuss the situation about the damages that were sustained to the playground and if there were any suggestions as to how we can monitor better the use by the young people, some of which do not resides in our Development.

Natalie and Mr. Marco Mentioned putting Cameras on the light poles. April advised that the Homeowners should call the Police for some infractions since it is not the responsibility of the Homeowners. Someone mentioned that we should have a gated community, April advised that the cost of the CDC would increase the Homeowners quarterly cost considerable. One Homeowner advised that some of the Kids (young people) came into the development via the dirt road. Pedro asked if we were looking to get cameras installed as Hollie expressed that she was tired of picking up trash. Another Homeowner suggest that we provide Fencing for the playground. April advised that we need to do some research, since by putting up a fence we have to make sure we are not violating our own By-laws and there were so many things to consider in regards to the cameras. In response to a question April advised that we cannot post footage on Association's website if a criminal act is being committed. Hollie mentioned that she had previously spoken to 7 or 8 kids regarding destruction of property. Hollie made a motion to get a quote for the cost of cameras for the vicinity of the playground. Matt Murray second the motion. The discussion ensued as to the location of the cameras and how to get a better angle to see the entire angle, Hollie suggested 2 cameras, and Matt suggested a WIFI extender.

Hollie ask of the Homeowners if there were any kind of future projects or ideas for New Year. Matt brought up the cost of letter for violations. April responded that she would research the Administration cost to the Homeowner and perhaps bill to the Homeowners going forward. The topic of reoccurring violation of trash cans was brought up. Damien expressed that he was not sure of his feelings regarding this issue, Hollie mentioned as a point of discussion that Homeowners should get charge for the 2nd violation letter. April expressed that Homeowners should not be surprised when they get a violation, knowing the by-laws of Aberdeen. Damion expressed that he could not understand the classification of saying that Homeowners would be charged for reoccurring violations, in regards to parking cars on the street or of garbage bin. Hollie explained that there should be something that can be done if a Homeowner keep repeating the same violations. Damion suggested that we need to have guidelines in place before Homeowners are charged for reoccurring violations. April suggested that we vote on making a policy in regards to reoccurring violations. Matt Murray expressed that the guidelines needs to be spelt out clearly in the first letter so people have a better understanding of how to correct the violations. Hollie mentioned that we could bring up this topic at our next meeting. Natalie inquired as to why we needed to pay \$15.00 for the letter and that it should be explained in the first violation letter. April explained the reason. Hollie ask that April check on the County Code so we know we are within our guidelines. April mentioned that HOA can be a bit difficult, but we can look at the leeway's and come up with a deadset policy.

Jill ask about a \$600 dollars towards \$82,000 that was payment in 2018 by Homeowners. Hollie responded that it may have been for the Pond Assessment. Pedro expressed that neighbors were asking what happened with the ponds. Natalie H inquired as to why the fine money could not go towards the ponds. April responded that fines make up for items in the reserve account. Natalie H inquired about signs in the front. April explained that Reserves must be funded, Natalie H asked if it was necessary with that much money, April responded "Yes". Hollie ask if we could adjourn the meeting at this time.

Homeowner ask about the Airbnb in our development, Hollie responded that our Attorney was currently working on the matter. Hollie mentioned that she had reached out to Pasco regarding the car theft, it was taking a while to get in touch with someone but she was finally told that she would be sent a form for her to fill out. Hollie Topash suggested that we adjourned the meeting. Pedro Cortez ask that we present the paperwork for the ponds to go over with the Homeowners. Hollie responded that all

Documents and paperwork were sent to First Services. April advised that Ameri-Tech do not keep anything from previous Management. Hollie ask Pedro what was missing, Pedro responded that he did not know what was missing from the boxes. Jill asked about the money they put towards the ponds. Hollie responded to Jill with the cost, April confirmed the cost of the ponds. Matt Murray suggested that if they reach out to Fin outdoors, they can see what information may be available. In response to Pedro's repeated question regarding the Pond, April advised if Hollie did not have documents, what was it that Pedro expected Hollie to do, and if Pedro understood the P/L on the Report, from Ameri-Tech standpoint, she cannot produce what she does not have.

The Meeting was adjourned at 8:57pm by Hollie Topash and seconded by Matt Murray.

Respectfully Submitted

Elsie Young.