

## Summary Minutes

### Georgetown Homeowners' Association Meeting

March 22, 2010

**This meeting was called to order by President, Jim DeGrado at 7:36 p.m. at the Frankfort Square Park District Building**

<b>Attendees:</b> Jim DeGrado	Judy Holz	Cynthia Reynolds
Kim DeGrado	Art Holz	James Reynolds
Bill Ross	Sharon Jackson	Janet Bell
Rosalind Hill	Gregory Jackson	Theodore Dixon
Elizabeth Davis	Emmanuel Bistas	Ben Bridges
Tim Carlson	Chuck Cronwall	Edward Dolezal
Cedric Everett	Melinda Cronwall	Mitchell Jamison
Curtis Miles	Wilbur Milons	Carole Jamison
James Morgan	Melany Weening	Jim Sesterhenn
Pam Swierczewski	Franklin Trice	Elizabeth Davis

- Board Members were introduced along with current term of service and length of service for old members. All current board member terms are due to expire in 2012
- Guests included Mayor Holland, Chief Piscia of Frankfort police and 2 Frankfort police officers
- **Mayor Holland Presentation:** Topics included
  - Harlem Ave – Cook County project to widen will be delayed several years so request for resurfacing have been submitted by Village
  - Aldi grocery store is current owner of lot south of Walgreens on Harlem avenue however no building plans have been submitted to the Village
  - George Serras and adjacent property on Harlem, Virginia Court and Route 30 West of McDonalds – Harlem Ave property solely owned while property facing Route 30 and on Virginia Court are jointly owned and currently tied up in litigation. Proposal for free standing liquor store on Route 30 parcel submitted by George Serras' son and rejected by the Village.
  - Route 30 widening from Harlem Ave to Williams St in New Lenox is approved and expected to begin later this year with major road work beginning in summer of 2011. New roadway expected to be 5 to 6 lanes including center islands, turn lanes, and a non-mountable median. A Capital Bill was signed to aid in the funding of the widening project, and the Federal Government had granted \$250,000 to aid in the repositioning of utilities affected by the widening project. Only potential problem with funding relates to 25% of project to come from video gambling which is not yet approved. No video gambling will be approved in Frankfort.
  - New commercial developments in Frankfort include new restaurants and stores downtown – explanation of downtown development grant program provided. Proposed industrial park on Laraway Road on the south side of Pfeiffer Road. Also proposed is a small shopping/strip mall on the northeast corner Pfeiffer and Laraway Roads.

**Page 2 of 3**  
**(GHA General Meeting Minutes 3/22/2010)**

- **Questions from attendees to Mayor included:**
  - Development of NE corner of Harlem and Route 30 – No news. This land is not part of Frankfort. Slow economy affecting approved commercial development plans throughout the Village.
  - Property north of Speedway on west side of Harlem – Village has say in development of this area however no definite development plans yet. Input from community sought for development ideas/desires
  - Economic state of the Village – Revenues are down but expenditures are higher due to additional funds from federal stimulus grants via state. Village employees reduced from 90 to 80. Budget surplus anticipated next year. Village debt obligations are minimal. Additional planned/completed projects include new water tower, intersection improvements at Wolf and Route 30, and rebuilding Pfiesser road south of Sauk Trail.
  - Residential development projects slowed and some cancelled and/or in bankruptcy. Del Web project for Senior Housing at SE corner of Harlem and Sauk Trail cancelled due to Richton Park requirements for infrastructure hookup. Land in Frankfort and Cook County and serviced by Richton Park. No current plans to develop
  - Frankfort water quality and reasons for variation explained along with Village plan to continue use of well water and reject solicitation by Oak Lawn to participate in Lake Michigan water project at a cost of \$25 million to Frankfort. Oak Lawn plan poorly defined and not in best interest of Frankfort at this time. May revisit later. Cost of water expected to double if change to Lake Michigan water implemented.
  - Residents with drinking water problems should contact Darrin Young at the Village water department. A free service flush of the water line may resolve some issues.
  - No basement in new construction areas should experience water in the basement and such complaints should be communicated to Jerry Ducay, Village Administrator and Carol (last name omitted) at the Village
- **Presentation by Police Chief Piscia**
  - Review of the free network and the Village website
- **Questions for Chief Piscia included:**
  - Use of ATV in open areas – this is not allowed unless permission is granted by property owner. Use of ATV and other 4 wheel drive recreational vehicles is restricted to personal property
  - The possibility of the implementation of a Safe House program for school children within our subdivision – and the requirements. Will provide a point of contact in the police department for that program
- **Vice Presidents Report:**
  - Currently 3 foreclosures in the subdivision and several homes for sale although exact number of listings not currently available for report
- **Treasurer's Report:**
  - Currently several residents with unpaid dues. Number of outstanding dues payments by year are as follows: 2009-10=34; 2008-09=28; 2007-08=20; 2006-07=15; 2005-06. Late notices have been sent. Some people may have received a late notice in error due to transition in treasurer position.
  - Cash flow reviewed from 7/1/1009 through 3/21/2010 along with current account balances
  - All treasurer reports were accepted and will be posted on the web site for review
  - Transaction reports include: Association taxes filed, and state registration

**Page 3 of 3**  
**(GHA General Meeting Minutes 3/22/2010)**

- **Secretary's Report:**
  - Minutes from meeting 7/13/2009 reviewed, corrections noted in attendance, and approved
  - Web site updates including minutes and web address communicated
  - Forms reviewed included Request for Exterior Improvements, rationale and procedure; Homeowner Contact Information Request and update
- **New Business:**
  - Volunteers solicited for GHA activities including Annual Picnic. Volunteers were directed to contact Cynthia Reynolds. Volunteers included Cynthia Reynolds, Melanie Weening, and Stacy (last name omitted). Plans to be reviewed by board and approved by homeowners prior to event
  - Request for volunteers to attend Frankfort Square Park District and Board of Education Meetings for Lincoln Way Dist 210 and Summit Hill District 161
- **Covenant Questions and Answers**
  - How can covenants be changed – Amendment requires approval by 60% of the owners (lots) in the subdivision. A master sheet containing the address, lot Pin Number and signatures from homeowners is necessary prior to filing Amendment with the Will Co. recorder of deeds.
  - What is the best way to address outdated issues in the covenants and bylaws – Residents with specific issues can email their concerns to President, Jim DeGrado, who will compile the emails and form a committee to review issues identified and proposed changes to be processed for amendments if approved by 60% homeowners
  - The board of directors will review and approve changes to the bylaws as per current procedure
  - How were board members elected/Did a vote take place – board members were uncontested therefore no election was undertaken
  - Are covenants consistently applied – There is no policing agency, however the covenants provide a guideline that allows for complaints that will be followed up on and enforced based on the covenant guidelines. Any resident has the right to file a complaint with the GHA board of directors for follow-up and resolution
  - Potential for neighborhood newsletter with resident updates, service related ads, and other items of interest proposed and will be assessed by Judy Holz, Web Master, to determine viability of password protected access to sensitive information
  - Proposal for after school Safe House project to be reviewed with the Police department for suggestions on implementation (background checks are required)
- **General Comments**
  - Several residents commented about their concerns about outdated references in the covenants as related to building materials allowed
  - Several residents voiced their satisfaction with the covenants as they relate to restrictions on above ground pools and trailers/commercial vehicles in driveways

**Next General Meeting tentatively scheduled for 10/25/2010 pending room availability**

**Meeting Adjourned at 9:35 p.m. by Jim DeGrado, President**