

## Summary Minutes

### Georgetown Homeowners' Association Meeting

May 16, 2010

**This meeting was called to order by President Jim DeGrado at 7:31 p.m. at the Frankfort Square Park District Building, 7540 West Braemar Lane.**

**Attendees:** Jim DeGrado          Judy Holz          Cynthia Reynolds          Bill Ross          Eric Williamson  
Emmanuel Bistas          Art Holz          James Reynolds          Fred Weening          Franklin Trice  
Yvonne Williams          Ted Dixon          Melinda Cromwell          Rosalind Hill          Carole Jamison

- **President's Report:**

- Landscape and Front-Entrance Improvement Proposals have been submitted to the Board, with other estimates and proposals still being submitted. The proposals are posted on our website: [www.mygha.net](http://www.mygha.net). You are encouraged to review the proposals and provide input to any of the Board Members.
- Covenant Review Update: The Board of Directors has met on four separate occasions to address concerns with, and questions related to, the Covenants. As a way to update the Covenants, obsolete language is being removed.
  - A Special Meeting will be scheduled to gather and address questions and concerns relating to the Covenant updates.
  - Copies of the Covenant updates will be sent to all homeowners prior to a vote by homeowners.

- **Vice-President's Report:**

- Currently 11 homes in the subdivision are in, or are going into, foreclosure.
  - Of those 11 homes, five are actual foreclosures, and 6 are going into foreclosure status due to bankruptcies.
- The Route 30 and Harlem expansion was addressed. The expansion to Route 30 is presently ongoing and is expected to continue until 2013. Upon completion, Route 30 will consist of 4 lanes, and 2 dual-lanes at the intersection of 30 and Harlem. Although there are road crews working on Harlem, a date has not been set for the expansion of Harlem.

- **Secretary's Report:**

- The minutes of the October 25<sup>th</sup>, 2010 general meeting were read and approved.
- All homeowners were reminded to submit approval request forms to the Board of Directors prior to beginning exterior changes/improvements/construction.
  - Regarding exterior improvements, Tony Minetti from the Frankfort Building Department was contacted concerning permits and ordinances governing the permits. Permits will be granted by the village once all conditions have been met according to the ordinances. The village recommends Board approval prior to seeking necessary approval for permits from the Village of Frankfort.

- **Treasurer's Report:**

- Cash Flow report was given, as was update on GHA bank accounts and 2 CDs.
- 2010-2011 Dues notices were mailed 10/15/2010.
- Late Dues Letters were mailed 3/15/2011.
- As of 3/15/2011, there are forty (40) Homeowners that have yet to pay dues.

- **Picnic Committee:**
  - A date of June 26<sup>th</sup>, 2011 has been set for the Georgetown Commons 2<sup>nd</sup> Annual Picnic
  - Location has been designated as the corner of Georgetown Road and Virginia Court
  - Volunteers are always welcome and encouraged to contact either Cynthia Reynolds (815 464-3505, [cagr71d@att.net](mailto:cagr71d@att.net)) or Barb Bistas (312 523-6577, [barbnsm@yahoo.com](mailto:barbnsm@yahoo.com)).
- **Open Session Q&A / Comments**
  - Will Georgetown Commons eventually have a connection built to Plank trail?
    - Until the out lot at the intersection of Virginia Court and Georgetown Road is deeded to GHA, no access trail/ramp can be built.
  - When will the expansion/widening of Route 30 be completed?
    - A date of 2013 has been given for completion of the project
  - Will an ALDI Store be built in the lot that was purchased by ALDI Incorporated?
    - Although the lot (between Walgreens and the vacant Georgetown Building) was purchased years ago by ALDI Incorporated, there are no plans to begin construction.
  - What is the status of the Speedway Gas Station on the northwest corner of Route 30 and Harlem?
    - The Village of Frankfort is considering annexing the Speedway Gas Station. If it becomes part of Frankfort, it may add to the tax base and will be landscaped according to the stringent standards and guidelines.
  - Does George Sarris have any plans for lot development or completion of the vacant Georgetown building?
    - At this time there are no plans, business or otherwise.
  - What can homeowners do about overgrown grass of vacant homes?
    - Homeowners are encouraged to call the Village of Frankfort. The Village will mow the lawn and bill the owner/owners of the vacant home.

**The next GHA General Meeting is tentatively scheduled for October 17<sup>th</sup>, 2011 pending room availability.**

**A Special Meeting will be scheduled (date and time to be announced) for the GHA Covenant Review.**

**This meeting was adjourned at 8:10 p.m. by Jim DeGrado, President**