

Summary Minutes

Georgetown Homeowners' Association Meeting

October 24, 2011

This meeting was called to order by President, Jim DeGrado at 7:35 p.m. at the Frankfort Square Park District Building.

Attendees: Jim DeGrado	Cynthia Reynolds	Bill Ross	Sharon Jackson
Kim DeGrado	James Reynolds	Art Holz	Gregory Jackson
Ben Bridges	Wanda Satkas	Janet Bell	Sheri Postma
Toni Grayer	Jerome Williams	Ted Dixon	Emmanuel Bistas
Barb Bistas	Rosalind Hill	Franklin Trice	Melinda Cronwell
Dianna Moreno	Gary Watland		

- GHA Guest and counsel, John Voorn was introduced.
- Prior to the President's report, the minutes of the previous meeting from May 16, 2011 was approved with a correction of the date from 2010 to 2011.
- President's Report:
 - Terms for the current President and Secretary expire 2011, positions on the GHA Board were available for nomination.
 - Volunteers for positions on the Board were nominated. Barb Bistas, Bob Bunda (in absentia), Jerome Williams and Sharon Jackson were nominated. Elections will be held prior to adjourning this meeting.
 - Front Entrance updates were given – new landscaping and lighting has been completed. Additional electric supply has been added for holiday lighting at both front gates and the center boulevard.
 - All plants included in the landscaping carry a full one-year warranty.
 - The cost for landscaping, lighting, and water supply totals \$16,753.00
 - Thanks to the Duradola Family for allowing GHA access to their water supply, saving GHA thousands by not having to install an underground sprinkler system.
 - The Duradola Family has received a monetary compensation for the consumption of their water.

- The Harlem Road Construction Project is nearing completion. Construction ends at the entrance to Georgetown. GHA will contact the Village of Frankfort regarding additional signs to reduce non-homeowner traffic using the entrance as a turn-around.
- Updates to the Covenants are being made and are projected to be completed by the next
- Counsel John Voorn explained the Covenant Review process as well as the approval process. Once the updates are complete, it will be a restatement of the Declaration of Covenants and By-Law. Prior to being instated, copies of the revised Declaration of Covenants and By-Laws will be sent to all homeowners for receipt and review. A special meeting to discuss changes, and allow for questions and answers will be scheduled prior to the approval process. To pass, the revised document must be approved by vote by 60% of homeowners. This process is projected to be completed by the date of the next General Meeting.
- Counsel Voorn stated that he has not been able to determine if the Developer holds title to a lot in the subdivision, he will continue a document search to verify whether he does or does not. This is the primary hold-up to the completion of the updates.

- Vice President's Report:
 - Currently 6 homes in the subdivision are in foreclosure.
 - Georgetown has had one new home sale since the last general meeting.

- Secretary's Report:
 - A review of the process for obtaining approval for external improvements was made, including where Homeowners can find and print out the approval form. Homeowners can access the website at www.mygha.net and download this document.
 - The Shed concern was brought to attention to all in attendance and addressed by the Homeowner. The Homeowner is in contact with the Village waiting for resolution.
 - The request for updates for contact information to the Homeowners Directory was made. Updates can be made via e-mail or phone contact with Cynthia Reynolds at cagr71d@att.net, or (815) 464-3505.
 - Volunteers were requested for the Social Committees and Decorating Committees. Any person interested in volunteering their time is welcome to join these committees by contacting Cynthia Reynolds at cagr71d@att.net , or (815) 464-3505.

- Treasurer's Report:
 - The Cash Flow report was given, as was updates on GHA Certificates of Deposit and Bank Account. Details of these reports can be found on the GHA website: www.mygha.net
 - 2011-2012 were mailed the first week of October, 2011 and are due November 1, 2011.
 - Many homeowners are past due for 2010-2011 year.

- New Business:
 - Volunteers are being requested to create a GHA welcoming committee.
 - Elections were held for Board positions: Votes by Ballot were cast and Jerome Williams received 13, Sharon Jackson received 12, Barbra Bistas received 8, and Bob Bunda received 0. Let it be noted that three (3) separate residents elected to vote by Proxy; addressed in Section 5, Article III of the by-laws. As it stands, those with the highest votes receive positions on the Board. Congratulations to Jerome Williams and returning member Sharon Jackson. Welcome to the Board!

- Questions and Answers: All questions and answers were posed and addressed throughout the duration of the meeting.
 - Question was raised addressing the reason for re-filing the First Amendment when it was explained that if the new document is passed, prior amendments will be absorbed and become part of the body of the new Covenants, not Amendments.
 - Answer: Re-filing was necessary to remove question of validity. Now proof in the form of copies and Instrument number at the Recorder of Deeds, Will Co., IL, exist and have been sent to GHA attorney for verification of signatures and lot pin numbers.

 - Question to Mr. Voorn (GHA Counsel) regarding Village Code and Covenants restrictions. Although GHA covenants cannot diminish Village Codes, can they be more restrictive?
 - Answer: Will inquire from the Village of Frankfort the relationship between the two.

 - Question and concerns were raised about vacant properties within Georgetown. What Board activity can be expected and what measures taken?
 - Answer: Addressed in prior meetings, homeowners may contact a Board Member, which in turn will contact the Village of Frankfort, or the homeowner may call the Village with concerns. Maintenance issues will be addressed by the Village.

 - Question as to how to address the issues surrounding rentals within Georgetown Subdivision, i.e., can we maintain records of contact information of owners, is it legal to request and maintain Lessee/Occupant information, and can we enforce a requirement for the tenant to comply with the rules and restrictions of the Covenants.
 - Answer: The Board will take that under advisement. With the guidance of legal counsel, these issues can be addressed and incorporated into the restated Declaration of Covenants.

- Question concerning Proxy votes and how they are exercised and counted.
 - Answer: Proxy votes are votes by Ballot that are cast by homeowners, (or homeowner) unable to physically attend the meeting. Mr. Voorn (GHA Counsel) reviewed and approved the legitimacy of the proxy votes.

The Next GHA General Meeting is tentatively scheduled for March 26, 2012 pending room availability

This meeting was adjourned at 9:19 p.m. by Jim DeGrado