

Summary Minutes
Georgetown Homeowners' Association General Meeting
Monday, March 30, 2015

This meeting was called to order by President, Cynthia Reynolds at 7:30 p.m. at the Frankfort Square Park District Building

Attendees: Cynthia Reynolds Judy Holz Jerome Williams Teddy Anabogu
Elizabeth Reynolds Art Holz Yvonne Williams Melinda Cromwell
Theodore Dixon Bill Ross Thaddeus Gray Fred Weening
Roseland Hill Corliss King Victoria Lloyd Paul Kobialko
Franklin Trice Toni Grayer Jimmie Lloyd Andrew Balthuis
Sharon Jackson

Minutes from the September 22, 2014 General Meeting were reviewed and two corrections were made: Karen Smith volunteered to be on a committee to address issues concerning the detention reservoir on the north end of Georgetown Road should a committee be formed, and not for a position on the Board of Directors. Celia Miranda volunteered and is Secretary for the GHA Board. Minutes were approved as corrected. Meeting Minutes are posted on the GHA website for the community, and are thus no longer read aloud at General Meetings.

President's Report:

*Terms of three Board Members expire in June 2015. Residents interested in being on the board are encouraged to volunteer. If the number of volunteers is greater than open positions, an election will be held.

*A review of information gathered at the February Village-wide HOA meeting was presented to include the Dial It Back Program, the Affordable Housing Act, the increase in building permit requests, and various subdivisions experiencing rental companies purchasing homes.

*The Village of Frankfort received a violation notice from the Illinois Environmental Protection Agency (IEPA) for discharging too much salt into Hickory Creek. The officials request that we adjust our water softeners. By having our softeners regenerate every other day instead of every day, we save water and salt, and help reduce the amount of salt being released into our water systems.

*Frankfort is noncompliant with the Illinois Affordable Housing Act. Law requires that municipalities provide 10% of housing stock to be affordable (\$120,000 according to Illinois formula) to residents. The Village has plans to annex two commercial developments near the Village's corporate limits; the Gateway Mobile Home Park on Steger and LaGrange, and the Autumn Valley Lane apartments on Route 30 near Wolf Road, which would satisfy the conditions of Illinois law.

*In the past few months, the Village of Frankfort has received 91 new permit requests for single family homes. Frankfort is building and growing again.

*The Yankee Ridge subdivision became alarmed when the same companies, IH2 and IH3, that purchased homes in Georgetown began purchasing homes at Yankee Ridge (YR) for the sole purpose of turning them into rental

properties. The YR Board wrote an addendum to their bylaws to address the issue. GHA wrote and filed an amendment to our covenants which we and our counsel believe carries more protection and legal weight.

*Due to the increase of traffic violations within Georgetown, the Frankfort Police has increased patrols. Two individual vehicles disregarded, on multiple occasions, the stop arm of the school bus while the bus was loading. Not only is this illegal, but it endangers the safety of our children. Images of the vehicles and their license plates were forwarded to the Police. Phone numbers for the bus garage and the police department will be posted on our website and face book page for residents to make reports.

The possibility of a playground was announced. The playground may include playground equipment, benches, a shelter (perhaps a gazebo), and access to the Old Plank Trail, possibly in the form of a raised boardwalk. This announcement was well received. Many residents would like a safe place for their children to play in Georgetown. The many steps and phases were described, and it was emphasized that until the Sarris family deeds the land to the Village of Frankfort, this project will remain on hold. One resident stated that a playground at the Virginia Court/Georgetown Road outlot would not be welcomed due to noise concerns. Said resident enquired as to why that location was chosen. The response was that according to original plans by the developers, that particular outlot was slated to be deeded to the Village of Frankfort for the purpose of installing a playground. The location was chosen due to its proximity to the access of Old Plank Trail. It was agreed that further questions and comments would be tabled until the Questions and Answers portion of the meeting.

Vice President's Report:

*Frankfort Square Park District (FSPD) held a workshop March 14 for Frankfort residents. The workshop was designed to give an overview of a master plan for improvement, beautification, and cooperation among local communities. FSPD provides many services and offers many programs to members and non-members. Square Links is the FSPD golf course that welcomes residents as walk-ons with no required tee times. A youth program is available if your child is interested in lessons. FSPD offers a Summer Concert Series and Movie Nights In The Park. The mulch program is especially popular. Residents can request delivery of free mulch by calling (815) 479-9673, there may be a waiting list. A plant sale is scheduled and helps fund FSPD. Various classes, including dog obedience classes, are also offered through FSPD.

*Real Estate Update: Within Georgetown 1 home is vacant, 2 homes are listed for sale, and 1 home recently sold since the last General Meeting in September 2014.

Treasurer's Report:

*Account Balances for the checking account and CDs were presented.

*Liens Status: 4 of the original 11 liens have been satisfied. At this time the recovered amount exceeds the amount paid to file the liens.

*There are 7 outstanding liens at a cost of \$14,717.15 to Georgetown.

*Dues status: for the 10/2014 - 9/2015 term - 73 homeowners have been received, 23 are outstanding. Payment for 23 properties still outstanding is \$2,940.48.

*Income Tax returns for the 2014 term were filed through R.Lloyd & Co., Ltd.

Secretary's Report:

Celia was not able to attend due to a personal matter. Cynthia presented the Secretary's Report.

*The process for approval of improvements was reviewed, and website navigation was provided at the request of residents. Residents were reminded that one must be in good standing prior to requesting Improvement review and approval .

*Updated resident contact information and tenant registration was requested. Residents were reassured that contact information is never shared with outside sources nor is it used for business purposes or solicitations.

Financial Secretary's Report:

*For activities and projects to be successful in Georgetown, support by residents is required. Lack of interest, support, or participation prevents GHA and committees from launching activities, i.e., picnics, block parties, clean-up days, improvements, etc. Volunteers are always needed and welcomed.

*The Community Clean-up day was an enjoyable community strengthening activity last year, complete with doughnuts, coffee, juice, and socializing. A date will be determined so that Georgetown might continue this activity this year.

Guest Presentation:

Sharon Jackson deferred to Art Holz to present information regarding the status of the detention reservoir located at the north end of Georgetown Road, to the south of Walgreens. This detention reservoir has not functioned as designed, and as such, presents a problem to not only Georgetown, but to the Trice family who live directly beside it. Plans are to determine ownership then proceed with remedying drainage problems to aid in the elimination of standing water and the problems that accompany it, i.e., mosquitoes, rodents, trash, etc. Village Officials may be invited to the site to witness the amount of debris and problems that are of concern. Updates will be made available as they occur.

Question and Answer Session:

Q: From resident Sharon Jackson: Why haven't you surveyed the residents about the playground, whether they want it?

A: A survey was not initiated because at this point the land hasn't been deeded over. As stated in the presentation, it is a possibility.

Q: From resident Paul Kobialko: If a resident wants to remove a tree, do they need approval?

A: It really depends on the size of the tree. If it is a sapling, probably not. If it is larger and would affect your neighbor then you should check with the Village and go from there. If you're having an outside service handle it, you'll definitely need a Village permit, which also means GHA approval.

No other questions were asked when solicited. The motion to adjourn the meeting was made by Cynthia Reynolds, President, and seconded by Judy Holz, Treasurer.

The Meeting was adjourned at 8:34 pm.

The next General Meeting date will be announced on the website.

Minutes prepared by Cynthia Reynolds, President