

## 10/17/2016 GEORGETOWN HOMEOWNER'S ASSOCIATION MEETING MINUTES

Meeting was called to order by the President, Cynthia Reynolds, at 7:35 pm - the motion was moved by President, Cynthia Reynolds and seconded by Vice President, Jerome Williams.

### **Attendees:**

Cynthia Reynolds, Jerome Williams, Teddy Anabogu, Judy Holz, Victoria Lloyd, Eugene Blackwell, Mattie Blackwell, Jennifer Bulthuis, Theodore Dixon, Toni Grayer, Art Holz, Christian Lloyd, Bill Ross, Albert Smith, and Brian Smith.

### **President's Report:**

- The President, Cynthia Reynolds, introduced the Board and presented her report as first order of business. She informed the gathering that three board positions will become available in June 2017, as the terms for Cynthia Reynolds, Judy Holz, and Teddy Anabogu expire. All interested parties were encouraged to notify the board of their interest in becoming a board member.
- The North Pond was discussed next. It was stated that communication with the Village of Frankfort has been ongoing since August 2015, in efforts to resolve drainage and encroachment issues around the North Pond. The EPA and Army Corps of Engineers have become involved. Portions of the pond have been designated as Federally Protected Wetland, and the Army Corps of Engineers is attempting to determine what agency or individual has jurisdiction over the retention pond. No action can be taken until these determinations are made.
- Information on the Front Entrance updates was shared. Bids were solicited for tuck point repair on the front gates/monuments and the Island half wall. Bruno's Tuck Point was chosen for the repair work. All repairs were made, and a capstone was purchased for the half wall. The capstone adds an elegant architectural aspect to the wall, it completes the appearance and it protects the top row of brick that was beginning to deteriorate.
- Bids were also solicited for the overhaul of the front landscape beds. Infinity Lawn and Landscaping was chosen. Crushed Rock replaced the decaying mulch. The life expectancy of the crushed rock is 20 plus years. The rock will not have to be refreshed or replaced annually like the mulch required. Divided by the expected 20 year life span, the cost equals only 25% of the cost for mulch replacement.
- Front lighting was repaired, updated, and converted. Georgetown is now a "Green" subdivision due to the use of LED lighting. Fixtures were converted from Halogen bulbs to LED bulbs. The energy it took to run one Halogen fixture now runs all existing fixtures.
- It was shared that last year's Christmas/Holiday Decorating Contest was a huge success and will be continued this year. There was a 30% increase in decorations in the subdivision due to the contest. Three prizes were giving out: \$100, \$75, and \$50. Georgetown was also featured in the December Issue (vol.10, No.29) of the local newspaper - The Frankfort Station - for our holiday decorations. Volunteers for the voting committee were requested. (Al Smith relayed that his wife was interested in joining the committee).
- Informed that Georgetown is rated as one of the safest subdivisions in Frankfort, according to stats and research conducted by a resident that is also a Police Officer.

## 1<sup>st</sup> Vice President's Report:

- The first Vice President, Jerome Williams, Informed attendees of the activities on our Facebook and Websites, and encouraged members to visit and review updates, as well as participate in the postings. Being cordial and refraining from bad language on these sites was also commanded.
- Safety concerns were discussed for the subdivision and the Frankfort area. Attendees were asked to lock their car doors since some residents had items taken from their cars.
- The Nixle Public Safety alerts were recommended to the attendees, to keep up with activities in the community.
- Updates were provided on recent Real Estate activities in the neighborhood. Attendees were informed that construction has started on the empty lot on Virginia Court, foundation has been poured. The new home is being built by Sligo Construction.

## Treasurer's Report:

- The Treasurer, Judy Holz, presented the financial position of the association, including a printed report showing as follows:

### Account Balances, as of 10-17-2016

- Checking Account      \$22,538.26
- Certificate of Deposit    \$10,297.66
- Total Funds:              **\$32,835.92**

### Income & Expense Report, 3-22-2016 through 10-17-2016

- Inflow – Annual Dues    \$10,361.40
- Outflow                    \$14,843.86
- Net minus                 **(\$ 4,482.46)**

#### Major expenses:

- 1) Front Entrance repair – tuckpointing (\$3,409)
- 2) Landscaping Rock, etc. – (\$8,064.25)
- 3) Landscaping Lighting – LED conversion (\$894)

### Liens

7 of the original 11 liens filed in 2014 have been satisfied (or are in process)

Delinquent dues + interest collected - \$12,610.61

Reimbursement for legal fees - \$4,202.24

4 outstanding liens - \$8,265, plus accrued interest (\$12,499) and legal fees

### Dues Status

- Annual Dues received for current 10/2016-9/2017 term – 36 out of 96 properties
- Annual Dues received for the 10/2015–9/2016 term – 82 out of 96 properties
- 10 properties (excluding lien properties) are 2 – 4 years in arrears
- One late notice mailing will be sent
- Liens will be filed after 1/1/2017 for properties 3 or more years in arrears

## **Secretary's Report**

- Secretary, Victoria Lloyd, provided information regarding forms found on the MyGHA.net website. Instructions were given for completing and getting approval on Exterior Home Improvement request.
- Attendees were informed that the village requires homeowners to receive GHA board approval, prior to requesting Village permits.
- Residents must be in good standing with the Association and have no outstanding dues in order to get improvement request approved. Any board member can be notified for signatures of improvement request.
- Instructions for updating contact Information were shared. The Resident Contact form can be downloaded from the mygha.net website, and submitted to a board member.
- Attendees were told that the subdivision will follow the Frankfort Halloween Trick or Treating schedule that will be from 4:00 pm to 7:00 pm on Monday, October 31st. Attendees were informed to turn their front lights on, if they are participating in the Trick or Treat candy give-away. If not participating, please turn all front lights off until after 7:00 pm or children will ring your doorbell.

## **2nd Vice President's Report:**

- Teddy Anagbogu, Vice President, informed meeting attendees that the Georgetown 3rd Annual Community Cleanup was a huge success. Attendees were encouraged to join the next cleanup event and notified that Service Hours are available for the high school students.
- The upcoming vacancies on the board were reiterated and attendees were encouraged to join the board and/or share the need for participation with others that live in the subdivision. The Board will request volunteers at the March meeting for the June vacancies. An election will be held if needed.

## **New business – No New Business**

## **Questions & Answers**

- A resident asked about the status of the empty building on Harlem. The president informed him that the potential deal for purchase failed, but the owner is doing work on the property to encourage new buyers.
- Resident asked where the Safest Subdivision in Frankfort statistics came from. The President informed him that a Police Officer that lives in Georgetown, but works in another area, keeps track of the crime statistics and informed her of the rating.

- A resident asked if attendees were aware of a vacant property in Plank Trail that teens were going into and having parties over the summer. The Board was not aware, but the board President encouraged attendees to contact the police if suspicious activity is seen.
- A resident asked for the date of completion for the new home being built on Virginia Court. The president informed him that she believed the work should be done before the winter, but she will contact the contractor and get more information.

Motion to adjourn was made by President, Cynthia Reynolds and seconded by Vice President, Jerome Williams. Meeting was adjourned at 8:10 pm