

03/20/2017 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, Teddy Anagbogu.

Attendees:

Cynthia Reynolds, Teddy Anagbogu, Judy Holz, Victoria Lloyd, Samuel Asare, Janell Azuh, Matthew Azuh, Jennifer Bulthuis, Jim DeGrado, Art Holz, Chanan Dozier, Darryl Dozier, Sharon Jackson, Christion Lloyd, Kyle McElroy, Rochelle McElroy, Thomas Montgomery, Mary Olsen, Bill Ross, Brian Smith & Ty Witvoet.

President's Report:

- The President, Cynthia Reynolds, introduced the Board and presented her report as first order of business. She informed the gathering that four board positions will become available. One in April and three in June 2017, as the terms for Jerome Williams, Cynthia Reynolds, Judy Holz, and Teddy Anagbogu expire. All interested parties were encouraged to notify the board of their interest in becoming a board member. Residents were informed that by Illinois Code, the HOA is required to have a minimum of 3 members on the board; otherwise the HOA must be dissolved.
- Residents were informed of the many benefits and successes of the HOA:
 - Georgetown is one of the safest subdivisions in Frankfort, the traffic issues have been corrected due to signage, we lead the way regarding energy efficiency due to updates, our dues are among the lowest in Frankfort at \$100/year (\$8.34/month).
 - Nearly all the houses in Georgetown have returned to being homeowner/occupant owned. The rental restriction was implemented in 2014 with the goal of removing all rental company interests in Georgetown. At one point there were at least 5 homes owned by rental companies, and 3 were being purchased during the process of recording the restriction. Now, only 2 houses are owned by rental companies with the condition that once the current tenant vacates, the house must be sold.
 - There are many fun events held by the Board to strengthen our community, such as the community cleanup and the Christmas Decorating contest.
 - We are still working on a solution for the North pond, but that now includes the Army Corps of Engineers, IDOT, and the EPA.
 - If not for the Homeowners board, we would be hearing, seeing, smelling, and dealing with a Gas and Wash directly behind Walgreens.
- Residents were informed that the 2nd annual Christmas Decorating contest was again a success. Although we didn't have as many homes decorated due to the frigid weather that moved in quickly, we still had many homes dressed up for the holidays. All participants are greatly

appreciated for bringing the spirit of the holidays to Georgetown:

- First place went to the Nierdorfs at 21230 Old North Church Road -The prize was \$100 visa gift card.
 - Second place was awarded to the Labriola family at 21331 Georgetown Rd - The prize was a \$75 visa gift card.
 - Third place was awarded to Wilder family, located at 21425 Old North Church Road- Their prize was a \$50 visa gift card.
 - This year we also recognized a few homes as honorable mentions for their efforts - 21281 Georgetown Road, 21364 Old North Church Road, and 21208 Georgetown Road.
- It was discussed that we will be having our Georgetown Community Cleanup in either late April or early May, depending on the weather. This has been a very successful neighborhood activity and we are going into our fourth year! The success can be attributed to the dedication of the volunteers and the fun we have pitching in the morning of the cleanup. Students also earn service hours which are required for graduation. Service hours are also available from the Village of Frankfort. Information about the cleanup will be announced on our websites.

1st Vice President’s Report: No Report –

The first Vice President, Jerome Williams was absent due to a family commitment

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 3-20-2017

- Checking Account \$25,224.67
- Certificate of Deposit \$10,300.26
- Total Funds: **\$35,524.93**

Income & Expense Report, 10-18-2016 through 3-20-17

- Inflow – Annual Dues \$5,435.24
- Outflow \$2,748.83
- Net minus **\$2,686.41**

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 - \$12,499.08, plus accrued interest and legal fees

Dues Status

- Annual Dues received for current 10/2016-9/2017 term – 71 out of 96 properties
- Annual Dues received for the 10/2015–9/2016 term – 88 out of 96 properties
- 7 properties (excluding lien properties) are 2 – 4 years in arrears
- Late notice mailing was sent to 25 properties, payment was received from 8.

2nd Vice President's Report:

- Vice President, Teddy Anagbogu, provided an update on recent Real Estate activities in the neighborhood. Attendees were informed that construction has almost complete on the Virginia Court property. The new home will have the highest values in the subdivision.

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.

New business:

- Upcoming vacant positions on the Board were shared again with the residents. The importance of these positions and role expectations were also discussed. Everyone was informed that an election will be held if needed.
- The idea of starting a Youth Board was discussed.
- Residents were also informed that the Board has been discussing having a Back-to-school event in early August for the youth in the subdivision. Residents were encouraged to assist with planning and implementation of the proposed annual event.

Questions & Answers

- A resident asked for detailed explanation of the duties of each position on the Board. Each Board member discussed their role and shared the time and/or skill required of each.
- A resident asked about the status of the empty building on Harlem. The president informed her that the potential deal for purchase failed, but the owner is doing work on the property to encourage new buyers. The history of the building was also shared.

- A resident asked for clarity of the Exterior Improvement application and process. This resident stated that they were not aware of the HOA and its covenants. The president reiterated the process and shared the location of the forms on the Mygha.net website again.
- A resident inquired about the HOA restrictive covenant being placed on the residential deeds for all homes in Georgetown. She was informed that the Board will look into that process to make sure all new homeowners are made aware of the HOA and its restrictive covenants during the home purchase process.
- A resident inquired about the status of a Welcoming Committee. The president encouraged this resident and others to work on this committee and to also join the Board.

Motion to adjourn was made by President, Cynthia Reynolds and seconded by Vice President, Teddy Anagbogu . Meeting was adjourned at 8:16 pm