

10/16/2017 GEORGETOWN HOMEOWNER'S ASSOCIATION MEETING MINUTES

Meeting was called to order by the President, Cynthia Reynolds, at 7:32pm - the motion was moved by President, Cynthia Reynolds and seconded by Vice President, Teddy Anagbogu.

Attendees:

Cynthia Reynolds, Teddy Anagbogu, Samuel Asare, Judy Holz, Victoria Lloyd, Jennifer Bulthuis, Art Holz, Sharon Jackson, Paul Kobialko, Jerome Williams.

President's Report:

- The President, Cynthia Reynolds, introduced the Board and presented her report as first order of business. She reviewed the results of the Special Election in June and notified those present that previous board members were re-elected. The following new Board of Director's terms were also shared: Pres. - June 2019, VP - June 2019, Treas. - Oct. 2019. The Treasurer's term was extended so no more than two positions at a time would become available. It was explained that prior to the extension, three terms expired on the same date which could have resulted in the dissolution of the Georgetown HOA, if no homeowners volunteered.
- Georgetown roads were discussed next. It was shared that the Village of Frankfort has categorized Georgetown roads as 'good', and therefore the roads are not on the list to be resurfaced. Georgetown did not make the 'patch' list either. But, should the Georgetown roads deteriorate to 'poor' or if any potholes develop, the Village of Frankfort will repair the potholes immediately and resurfacing will be revisited.
- Information was provided on a vehicular accident that caused damage to the south side of the Georgetown entrance in early October. A young driver left the road, sheared off the stop sign, ran over a few shrubs and landscape lights, and caused minor damage to the surrounding area. The board is working with the insurance companies to remedy the damage, but no one was hurt in the accident. Cook County has been notified to replace the stop sign that was knocked down.
- It was stated that the Board of Directors of Georgetown HOA are in the process of sitting with an attorney to take action against homeowners with long term liens. Many liens have been satisfied, but there are a few that have not been addressed. It is the fiduciary responsibility of the board to ensure financial stability within the HOA, therefore, the possible actions that the board may legally take include foreclosure proceedings.
- Information on the five-fold increase in home improvement requests this past spring and summer was shared. This is a reflection of the pride residents take in their homes, and a very good indicator that Georgetown homes are maintained and cared for - something that does not go unnoticed in the real estate world.
- A pond update was shared, and it was stated that a workable solution to the issues at the North retention pond has been found. The Board will be consulting with Conservation@Home - a program of the Conservation Foundation, to assist in developing a plan to remedy flooding, as well as beautifying the area.

- In a final statement of the President's report, it was shared that the GHA Annual Christmas Decorating Contest will continue this year. Additional Information will be provided in mid to late November.

1st Vice President's Report: No Report –

2nd Vice President's Report

- Vice President, Sam Asare, shared that three members of the Board attended a meeting at the Village of Frankfort this summer that was held to discuss a new partnership the Village has with a Conservation Foundation. Conservation@Home presented plans and ideas to address environmental issues on personal property and common grounds. The Board will schedule a meeting with the representative of the foundation this fall, to develop plans for our retention pond. These plans will be shared with residents at the next general meeting.

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 10-15-2017

- Checking Account \$29,755.94
- Certificate of Deposit \$10,302.81
- Total Funds: **\$40,058.75**

Income & Expense Report, 3-21-2017 through 10-15-17

- Inflow – Annual Dues \$6,689.09
- Outflow \$2,157.82
- Net minus **\$4,531.27**

Liens

7 of the original 11 liens filed in 2014 have been satisfied (or are in process)
 Delinquent dues + interest collected - \$14,519.18
 Reimbursement for legal fees - \$5,360.44
 5 outstanding liens - \$16,193.83, plus accrued interest and legal fees

Dues Status

- Annual Dues received for current 10/2017-9/2018 term – 33 out of 96 properties
- Annual Dues received for the 10/2016–9/2017 term – 82 out of 96 properties

Secretary's Report

- Secretary, Victoria Lloyd provided an update on recent Real Estate activities in the neighborhood. Attendees were informed that 4 homes were currently on the market and one home was in foreclosure.
- Information was shared 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, submitted to a Board member, or added to the sign-in sheet at a general meeting.

New business:

- Replacing trees in the island at the entrance was discussed by President, Cynthia Reynolds. She also stated that the Board is researching the possibility of allowing homeowners to purchase trees as part of a group discount as well. Additional information will be provided in the spring.

Questions & Answers

- A resident asked about the process for addressing residents who place items out for garbage pick-up days before it is scheduled for pick-up. She was informed that these residents should be notified of this covenant violation immediately. A board member should be notified or neighboring residents can contact the resident as well, since sometimes new residents are not aware of the rules. It was suggested that a letter be submitted to residents that are in violation of sitting garbage out too soon or leaving their garbage in view from the streets.
- A question was asked as to whether branch pick-up has ended? No one was sure of the answer to this question, but since the meeting it was found that branch pick-up was from April 3rd to October 16th this year.
- A resident wanted clarification on the street resurfacing plans by the Village of Frankfort. She wanted to know if the plans to resurface our streets were based on the age of the road or just the condition. It was clarified that the condition of the roads was the qualifying factor.
- A resident asked if the Board had any information on the I57 Corridor plans for construction and if it would affect Harlem Ave.? No one on the Board was aware of any affect this construction would have to Harlem Ave.

Motion to adjourn was made by President, Cynthia Reynolds and seconded by Vice President, Teddy Anabogu. Meeting was adjourned at 8:02 pm.