

03/19/2018 GEORGETOWN HOMEOWNER'S ASSOCIATION MEETING MINUTES

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

Attendees:

Teddy Anagbogu, Samuel Asare, Jennifer Bulthuis, Ted Dixon, Judy Holz, Keith Hughes, Sharon Jackson, Victoria Lloyd, Cynthia Reynolds, Bill Ross, & Jerome Williams.

President's Report:

The President, Cynthia Reynolds, presented her report as first order of business:

- The president reviewed a list of achievements for the Georgetown Homeowners Association over the past years. She also went over the various 2-year service term positions and duties of the GHA Board members. Attendees were given the expiration dates of each board position (October 2018, March 2019, June 2019 and October 2019) and encouraged to join the Board when a position becomes available. Residents were also encouraged to update their contact information that is listed in the GHA directory so that communication can be expedited.
- Upcoming repairs and beautification to GHA grounds were discussed by the President as listed below:
 - The front entrance would be fixed as soon as the weather breaks. This is required due to a young man having a car accident that took out lights and shrubs in the area south of our entrance. His insurance was contacted.
 - Dying trees will be replaced in the center island of the entrance as soon as weather permits.
 - Beautification of the North and South ponds are being considered and residents will possibly be surveyed to obtain input of various options.

1st Vice President's Report:

Teddy Anagbogu provided a report as the next order of business.

- The Vice President shared information on his attendance at the Village of Frankfort Home Owners Association meeting held at the Village Hall. He stated that this meeting was very informative and included discussions on the process for home repair permits, how general road repairs are requested, and the increase of the police patrol.
- Economic development in the village was also shared at this meeting – 48 new business added and 77 new home construction request were received.

2nd Vice President's Report

- NO REPORT

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 03-19-2017

- Checking Account \$35,915.96
- Certificate of Deposit \$10,304.11
- Total Funds: **\$46,220.07**

Income & Expense Report, 10-16-2017 through 03-19-2018

- Inflow – Annual Dues \$8,364.50
- Outflow \$2,009.48
- Net minus **\$6,355.02**

Checking Account Transaction Detail: 10-16-2017 through 3-19-2018

Liens

- 8 of the original 11 liens filed in 2014 have been satisfied
- 1 additional lean was filed in July 2017
- 4 outstanding liens – dues of \$11,305.91, plus legal fees
- Delinquent dues + interest collected - \$18,741.05
- Reimbursement for legal fees - \$6,191.88

Dues Status

- Annual Dues received for current 10/2017-9/2018 term – 70 out of 96 properties
- Annual Dues received for the 10/2016–9/2017 term – 86 out of 96 properties
- Annual Dues received for the 10/2015-9/2016 term – 92 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 1 home was currently on the market and one home was in foreclosure. The Castle like home at 21324 Old North Church sold for \$270,000 that was originally listed for \$400,000 due to the amount of repairs required.

- 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.
- Victoria announced that a committee was being formed and led by Keith Hughes to oversee the planning of a HOA picnic that was originally discussed as a Back to School block party. She shared that Keith Hughes would be presenting details of the event as New Business.

New business:

- President Cynthia Reynolds announced that an amendment was recorded to the GHA Bylaws to reduce the number of required board members from 5 to 4 members. This relieves the increased demand for replacing members with the decreased interest from residents.
- President Cynthia Reynolds also shared that she was stepping down as president in order to pursue a new endeavor. She announced that the new GHA president would be Teddy Anagbogu, effective immediately. It was shared that Victoria Lloyd has stored the Christmas decorations and all residents are welcome to volunteer to assist with decorating the front entrance. Participants were also encouraged to help out with the Clean-Up event held every summer. Cynthia thanked the residents for the opportunity to serve and encouraged others to participate with the board and other GHA activities.
- Keith Hughes was introduced as the head of the committee for planning a GHA picnic. Mr. Hughes shared his plans and requested that a date and location of the event be decided immediately. June 23rd was the date selected and the empty lot on Virginia Court was agreed on by all who were present. A time from 1-7pm was suggested so that residents will have time to drop-in throughout the afternoon and evening. Suggested activities and refreshments were shared. Homes with odd numbered addresses will be asked to bring a side dish and the homes with even addresses can bring a desert. Forms will be completed to block off the streets and flyers will be sent out to all residents to save the date. A link will be sent to residents to RSVP and volunteer to help.

Questions & Answers

- A resident asked why we do not pay for professional Christmas decorations for the front entrance. Cynthia Reynolds responded that the cost was over \$2600 when last checked and it is preferred that residents come together and volunteer to decorate. It was suggested that more solicitation be done to get residents to help with activities.
- A resident wanted clarification on the plans to have a member of the environmental conservation group come out and provide assistance with the ponds and plans for the new trees for the entrance island. Cynthia Reynolds explained that these plans will be pursued after the weather breaks. 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 and our streets were considered in good condition. It was suggested by a resident that the Board have a Village of Frankfort representative come out and walk the streets with a board member to identify the flaws. It was stated that this action will be considered.
- Motion to adjourn was made by President, Cynthia Reynolds at 8:38pm and seconded by Treasurer, Judy Holz.