

11/12/2018 GEORGETOWN HOMEOWNER'S ASSOCIATION MEETING MINUTES

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

Attendees:

Teddy Anagbogu, Samuel Asare, Judy Holz, Sharon Jackson, Corliss King, Victoria Lloyd, Cynthia Reynolds, & Bill Ross.

President's Report:

Teddy Anagbogu, presented his report as first order of business:

- The president informed everyone that a new attorney, John Clavio, was hired to represent the Georgetown Homeowners Association. He stated that the prior attorney did not specialize in HOAs and was unable to represent us in Will County court, if needed. It was shared that the new attorney's fees are higher, but it is worth the additional cost because of the better service being provided.
- President Anagbogu also shared that a new HOA Covenant Violation Form is being implemented that will include fees for violations that are not corrected by residents. He stated that charging of fees for violations was already in the bylaws, it will now be enforced to help stop some of the repeat covenant violators.
- Upcoming repairs and beautification to GHA grounds were discussed by the President as listed below:
 - Beautification of the North and South ponds are still being considered and available options are being researched. Consultants recommended by the Village will be contacted.
 - In response to a question from a resident, it was also stated that the dying trees will be replaced in the center island of the entrance as soon as weather permits and three quotes are received.

Vice President's Report:

Samuel Asare provided a report as the next order of business.

- The Vice President shared that he received complaints regarding the intersection of Yorktown Rd and Old North Church, which is also a stop for the school buses. It was observed that many drivers are not yielding or stopping at this corner, even in the presence of the school bus. As a result, there is a request from residents to install four-way stop signs. The Vice President stated that he would research this matter himself because he found it to be very important. This concluded his 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 11-13-2018

- Checking Account \$40,182.65
- Certificate of Deposit \$10,305.41
- Total Funds: **\$50,488.06**

Income & Expense Report, 03-20-2018 through 11-13-2018

- Inflow – Annual Dues \$8,394.70
- Outflow \$4,128.01
- Net minus **\$4,266.69**

Checking Account Transaction Detail: 03-20-2018 through 11-13-2018

Liens

- 9 of the 12 liens filed have been satisfied
- 3 outstanding liens – dues of \$12,696.78, plus legal fees
- Delinquent dues + interest collected - \$19,566.47
- Reimbursement for legal fees - \$6,859.92

Dues Status

- Annual Dues received for current 10/2018-9/2019 term – 58 out of 96 properties
- Annual Dues received for the 10/2017–9/2019 term – 77 out of 96 properties
- Annual Dues received for the 10/2016-9/2017 term – 91 out of 96 properties

Secretary’s Report:

Secretary, Victoria Lloyd provided an update on recent Real Estate activities in the neighborhood as of 11/12/18 as follows:

- 4 homes closed in the past 8 months with an average purchase price of \$369,000,
 - 1 home is currently on the market for \$369,900 (21217 Georgetown Rd), and
 - 1 home is temporarily off market, was listed for \$359,000 (21331 Georgetown Rd).
- Victoria also shared 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 was shared and it was stated that the Resident Contact form could 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 volunteers for new committees are being solicited. She stated that we would like to reconvene the Welcome Committee (this may help with obtaining and updating contact information), establish a Decorating Committee, and we will like to ask Keith Hughes to oversee the HOA Picnic Committee again, since he did such a great job this past year. It was shared that Keith Hughes planned and organized the HOA Picnic which was a great success! There was a nice turn out and everyone enjoyed themselves. Residents requested more advertisement of committee help that is needed.
 - Victoria Lloyd also announced that quotes were being obtained for the front entrance to be professional decorated for the Christmas holiday and the Christmas decorating contest will be looking for volunteer judges, more information would be forthcoming.

New business:

- The new HOA Covenant Violation form was passed out for review. This form will go into effect on January 1, 2019 for violations. Fees may be enforced if violations are not corrected in a timely manner. Copies of the form and a notice of its implementation will be emailed to all residents with emails on record and posted to the mygha.net website.
- Attendees were encouraged to join the Board and/or participate in HOA committees.

Questions & Answers

- Resident, Sharon Jackson wanted clarification on the plans to have work done on the ponds and plans for the new trees for the entrance island. She was told that more information will be shared when it is received by the board after the weather breaks.
- Resident, Bill Ross inquired about cutting down the trees on Harlem that are a safety hazard for those exiting the subdivision. He was told that Cook County is responsible for maintaining the trees on Harlem Ave., but they have been trimmed by others in the past.
- Resident, Cynthia Reynolds shared that she saw a sign on a subdivision entrance in another state that read "Covenant Protected Subdivision". She thought this might be a good idea for those visiting and purchasing homes in Georgetown, since many have stated that they did not know there was an HOA. Several members of the Board thought it was a good idea and agreed to look into getting a similar sign for the entrance.
- Meeting ended when there were no additional questions or comments. Motion to adjourn was made by Victoria Lloyd at 8:12pm and seconded by Treasurer, Judy Holz.